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Escondido General Plan

Adopted by the
Escondido City Council
June 6, 1990

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ESCONDIDO GENERAL PLAN

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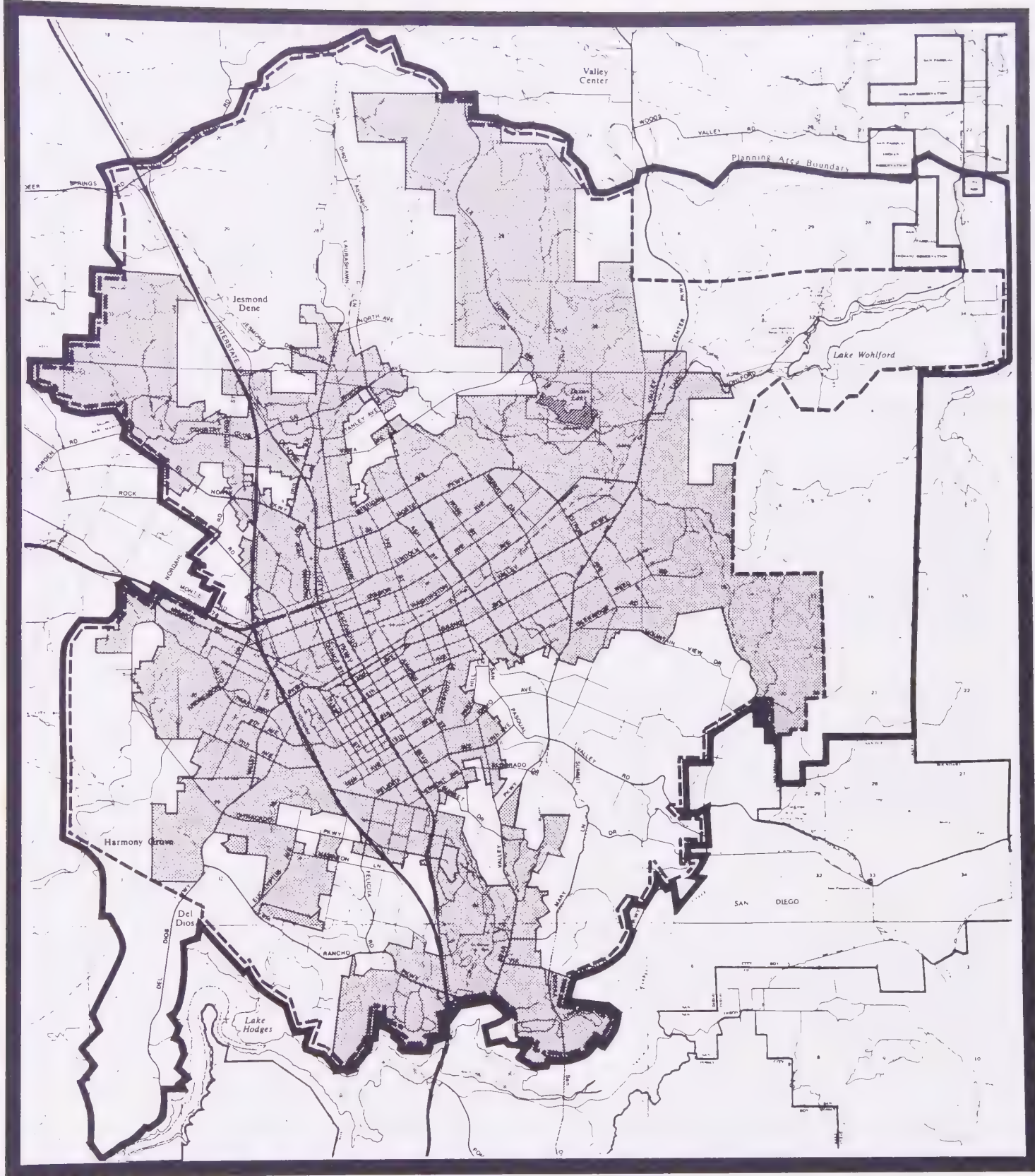
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INTRODUCTION



PLANNING BOUNDARIES

- Planning Area
- Sphere of Influence (as of May 1990)
- City of Escondido: City Limits (as of May 1990)

Figure I-1

I. INTRODUCTION

A. PURPOSE OF THE GENERAL PLAN

A General Plan is a statement of long-range public policy to guide the use of private and public lands within a community's boundaries. The General Plan reflects the aspirations and values of its residents and is adopted by the elected representatives. The policies within the Plan are intended to become the basis for decisions by elected and appointed officials. By this means, the values reflected in the General Plan policies shape the community and the quality of life sought by its residents.

The Plan is both general and comprehensive in that it provides broad guidelines for development in the City, while addressing a wide range of issues that will affect the City's desirability as a place to live and work. The General Plan represents both an evaluation and vision of the future, typically 15-20 years, and beyond. The goals and policies are aimed at guiding growth and development in that direction.

It is an internally consistent document in that the goals, objectives, policies, principles, and standards present a comprehensive, unified program for development. California planning law requires consistency between the General Plan and its implementation programs—zoning and subdivision ordinances, growth management policies, capital improvements programming, specific plans, environmental review procedures, building and housing codes, and redevelopment plans. Thus, there is a strong connection between a community's policies and its regulatory system, with the General Plan serving as the City's "constitution."

The General Plan should not be viewed as a final statement of the City's vision. With time, its population will change, its goals may be redefined, and the physical environment in which its residents live and work will be altered. The Plan simply represents a depiction at this particular point of planning policies applied to the future. As a result, the General Plan may periodically be revised to respond to and reflect changing conditions subject to full public participation as required by state law and to the criteria identified in the "Implementation" section of this General Plan.

B. VISION STATEMENT

Escondido has rapidly transformed from a rural agricultural town into a vibrant urbanizing community with a 1990 population of approximately 104,500. The growing process has brought thoroughfares and freeways; major shopping centers; a downtown revitalization effort, including streetscape and facade improvements, a beautiful new city hall; a transit center; and a regional cultural and performing arts center in the near future.

Like throughout Southern California, substantial growth has also resulted in challenges concerning public facilities and services, air quality, traffic, water availability, environmental protection and open space. Therefore, the General Plan includes Quality of Life Standards and a Growth Management Element to assist in sustaining these standards.

The General Plan has a buildout population goal of 150,000-165,000. With the Land Use designations, environmental policies, and Growth Management System, it is anticipated that the population of Escondido will be approximately 150,000 in the year 2010. The General Plan is a comprehensive document with policies not only directed at land

use and private development, but also public facilities and services. Furthermore, it includes community goals regarding human needs, such as child care and housing, as well as our cultural enhancement.

The implementation of the General Plan will not only result in land use ordinances directing development, but will also attempt to coordinate programs which complement each other rather than compete with each other. With implementation of the goals and policies of the General Plan, the following is envisioned for Escondido:

1. Downtown

A City's identity is reflected in its downtown area. As a result of the Downtown Specific Plan and projects approved by the Community Development Commission, the downtown will be the activity center for the City. Anchored by City Hall and Civic Center, the downtown area will continue to be revitalized as an attractive place to work, shop, and reside. The pedestrian-oriented retail core will complement the attraction of the Civic Center, resulting in daytime and nighttime activity.

Facade improvement programs, street improvements and high quality design standards have been adopted and will result in a downtown that is a source of pride for Escondido residents.

2. Urbanized Core

The urbanized core area essentially surrounds the Downtown Specific Planning Area. It includes industrial and commercial development along the I-15 and Highway 78 corridors and existing commercial along Escondido Boulevard and East Valley Parkway.

Area plans for these corridors will enhance and improve the aesthetic and economic quality of Escondido. New retail uses will be established only after careful consideration of the economic and fiscal impacts upon existing retail. New industrial development in the Quail Hills Specific Plan and Planned Industrial designations will be less intensive than much of the existing industrial uses in the City and will reflect quality design standards.

Revitalization efforts similar to the downtown area will be applied to existing commercial and industrial areas, especially where there is high visibility. Existing residential areas will be preserved where single-family neighborhoods are well established and new housing opportunities will occur where substandard housing stock and infrastructure deficiencies exist, such as the area south of downtown between Escondido Boulevard and Centre City Parkway.

3. Developing Areas

Surrounding the urbanized core area are many established neighborhoods with vacant or underdeveloped properties still available for growth. As a result of the growth management policies, detailed plans will be adopted to ensure that adequate schools, infrastructure, services and open space are provided in a timely manner.

Coordinated efforts of City government, private development, existing residents, and other agencies providing facilities and services will result in strategic planning to ensure acceptable quality of life standards for new and existing development.

The developing areas include land use designations which generally reflect topographic constraints, the need for environmental protection and the preservation of the character of established neighborhoods. With implementation of the General Plan through public and private endeavors, growth will be managed to ensure compatibility, sensitivity to the environment and adequate public services.

4. Perimeter Areas

The natural setting of Escondido is that of a “hidden valley” surrounded by prominent hills and ridgelines to the north, east, and southwest, Lake Hodges to the south, and the City of San Marcos to the west along the Highway 78 corridor. Therefore, the potential of urban sprawl “consuming” the identity of Escondido is limited.

However, ridgeline and hillside development has occurred in some areas. To avoid further loss of our natural terrain, policies in the open space and land use elements call for strong measures to protect ridgelines, steep slopes and environmentally sensitive habitats. Rural land use designations have been applied to these areas to reduce the potential of conflict with these policies.

New communities are reflected in some of the Specific Planning Areas (SPA's). Development activities have commenced in a few of these SPA's, including the Palos Vista, Cloverdale, and Lomas Del Lago areas. New communities in Daley Ranch to the north and Valley View in the east are also envisioned.

SPA policies for these new communities will result in high-quality development sensitive to environmental resources, such as ridgelines, slopes, and community viewsheds.

The remainder of the perimeter areas will remain in estate and rural neighborhoods or large areas of open space, such as the area around Lake Wohlford, where hiking and multi-use trails and recreational activities will be predominant.

5. Transportation

Since over 70 percent of the General Plan area has been built out in terms of population objectives, many of our street segments and intersections will continue to operate at congested levels, especially during peak hours. This will occur primarily at freeway interchanges and in the urbanized core where regional and local traffic cannot be readily accommodated, due to existing development and the higher trip generation of commercial and industrial uses.

In addition, extensive road widening may not be desirable along critical streets, such as Centre City parkway and Bear Valley Parkway, due to environmental considerations. Both of these thoroughfares have mature trees, which are considered valuable visual resources for the city. Streamcourses also exist along some of the streets listed in the circulation element, which require preservation or substantial mitigation.

These environmental considerations may outweigh the need for smoother traffic flow. However, every effort will be made to ensure adequate and safe traffic circulation.

Even in the impacted urbanized areas, efforts will be made through the support of regional transportation, such as the Escondido-Oceanside light rail and a proposed rail line between the Escondido Transit Center and North County Fair.

Transportation System Management (TSM) measures will be implemented through the development process, capital improvement program and regional programs. The consolidation of access driveways and the installation of raised medians will reduce potential traffic conflicts. Park-and-ride facilities will be coordinated with Caltrans, as well as transit stations with North County Transit District.

Bus turnouts and shelters will be required where requested by NCTD. Sidewalks, pedestrian crossings and street lighting will be enhanced for pedestrian safety.

6. Open Space

In addition to hillside and ridgeline protection policies, the City will emphasize the preservation of open space in local and regional programs. A hiking trail system is envisioned around the perimeter of the City with connections to City parks. Particular attention will be given to trail connections and visual protection for the San Dieguito River Regional Open Space Park, which is being implemented along the southern boundaries of the General Plan area, and connecting with other regional trail systems.

City parks will continue to be developed with an emphasis on neighborhood parks which are pedestrian oriented. The City's regional parks will be maintained as recreational centers sensitive to existing water features and natural resources in the parks. Community parks and centers will continue to provide the more intensive recreational facilities.

7. Community Identity

With the implementation of this General Plan, Escondido will serve as a regional cultural, commercial and transportation center for North San Diego County. The downtown will highlight this regional identity. Preservation and rehabilitation of the urbanized core will provide affordable housing opportunities in a livable manner.

Increased attention to adequate community facilities and services through the Growth Management Element will maintain and improve the quality of life in Escondido. Preservation and revitalization of existing neighborhoods will further enhance the community identity. Planning will be coordinated on a continuous basis between City departments, the school districts, service districts, the County and regional entities to ensure realization of the Goals and Objectives of the General Plan.

Community involvement in these planning and implementation processes will continue to grow, due to the nature of the many programs necessitated by the General Plan. A strong sense of community pride and participation is anticipated as a result of fulfilling the goals of this plan.

C. COMMUNITY GOALS AND OBJECTIVES

The Escondido City Council has fully supported the need to solicit widespread community input on the goals that should direct the community's future. Two Council-appointed General Plan Committees were charged to listen to and interpret community opinions about matters pertinent to the General Plan. A series of five community workshops were held in late spring and summer of 1987 to discuss citywide and neighborhood issues, community assets, liabilities, and land-use options. The culmination of these meetings resulted in a set of community goals and objectives which would provide a framework for establishing policies, standards, and guidelines for future growth in the City's Planning Area and provide certainty in the General Plan's implementation. These goals and objectives were refined through the Growth Management Oversight Committee process in 1989 and subsequently adopted as part of this General Plan.

GOAL 1: Plan For Quality, Managed Growth

Objectives:

- a. Establish a growth management system which develops facilities and services plans both communitywide and for specific neighborhoods based upon identified quality of life standards.
- b. Adopt policies encouraging compatible in-fill development which will improve existing neighborhoods.
- c. Allow new development to occur only when facilities and services plans are adopted for the area for which the development is proposed.
- d. Improve coordination with the county and surrounding cities regarding planning for areas beyond the city limits to address regional issues and to protect the goals and objectives of the General Plan.

GOAL 2: Improve Circulation And Safety For Vehicles And Pedestrians

Objectives:

- a. Establish feasible levels of service for intersections and street segments which will be incorporated into facilities plans.
- b. Enhance carrying capacity of existing streets and intersections in the urbanized core through transportation management systems, support for public transportation and carpooling, and coordination of improvements through the overall capital improvement program and neighborhood facilities plans.
- c. Develop a circulation impact model which will determine the impacts of development and implement mitigation measures to ensure consistency with facilities plans.
- d. Improve bicycle and pedestrian safety through the installation or improvement of sidewalks, a trail system in coordination with the Open-Space Element, and intersection controls.
- e. Support the restoration of school bus service and other means of improving student safety.

- f. Participate in regional transportation efforts including but not limited to park-and-ride facilities, Transportation System Management efforts, and public transit.

GOAL 3: Preserve And Enhance Existing Neighborhoods

Objectives:

- a. Establish objective guidelines for controlling density increases in existing residential neighborhoods.
- b. Limit the conversion of predominantly residential neighborhoods to nonresidential uses, and require effective buffers and mitigation measures through Conditional Use Permits when appropriate nonresidential uses are proposed.
- c. Establish land-use designations which reflect the character of existing neighborhoods.
- d. Adopt and implement area plans to preserve and/or improve existing neighborhoods.
- e. Continue property maintenance programs through public information and code enforcement.

GOAL 4: Provide A Range Of Housing Opportunities For All Income Groups

Objectives:

- a. Establish and maintain a current housing needs assessment through the Housing Element.
- b. Adopt land-use designations which will allow for housing opportunities for all income levels.
- c. Establish strategies for low- and moderate-income housing opportunities, including neighborhood area plans, senior housing, and specialized housing needs.
- d. Continue support for housing rehabilitation.
- e. Promote well-planned and well-designed affordable housing.
- f. Support the continued operation of mobile home parks and develop strategies for mobile home resident ownership.

GOAL 5: Encourage a Diverse Economic Base to Provide Jobs and Services for Escondido residents

Objectives:

- a. Support the rehabilitation or recycling of declining commercial and industrial areas.

- b. Continue to evaluate economic development strategies, including commercial, industrial, office and tourist-oriented land uses.
- c. Revise industrial zoning classifications and development standards to restrict encroachment of commercial or residential uses in industrial areas and to restrict the expansion of existing undesirable industrial uses especially along the I-15 and Highway 78 corridors.
- d. Promote Escondido's role as the cultural, financial, medical, governmental, commercial, and transportation center of Inland North County.

GOAL 6: Create a Viable Urban Downtown

Objectives:

- a. Create a distinct identity for the downtown by encouraging activities that traditionally locate in a pedestrian-oriented downtown area, including offices, restaurants, and specialty retail shops.
- b. Implement the Downtown Revitalization Plan through the adoption of a Specific Plan.
- c. Promote residential development in specified areas within the Downtown Specific Plan to enhance revitalization effort.
- d. Identify compatible uses in the Downtown Specific Plan which will attract a high daytime and nighttime population to the area.

GOAL 7: Create an Aesthetically Pleasing and Culturally Diverse Community

Objectives:

- a. Adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage and other visual impacts of development projects.
- b. Establish landscaping guidelines for all areas of the city.
- c. Preserve significant historic and cultural features through ordinances and incentive programs.
- d. Preserve natural resources such as creeks, steep slopes and ridge lines as visual amenities.
- e. Develop a system of open-space corridors and trails throughout the city.
- f. Develop a strong community identity through urban design standards, downtown revitalization, cultural activities, visual gateways to the city.

GOAL 8: Preserve Escondido's Natural and Scenic Resources*Objectives:*

- a. Establish policies to preserve visually prominent vegetation, including existing street trees and mature ornamental trees in existing neighborhoods.
- b. Support environmental protection policies in this General Plan to protect or adequately replace sensitive habitat areas such as wetlands and oak woodlands, including coordination with state and federal agencies having jurisdiction over such areas.
- c. Maintain a rural residential and open-space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.
- d. Establish criteria for measuring the impacts of development on air quality and participate in efforts to attain state and federal air quality standards through appropriate mitigation measures.
- e. Establish density and development standards designed to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts.
- f. Develop and implement communitywide resource conservation programs.

GOAL 9: Support Agriculture While Planning for Possible Land Transition to Urban Uses*Objectives:*

- a. Maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.
- b. Buffer agriculture from more intensive urban uses with intermediate land uses which are mutually compatible.

GOAL 10: Provide Continued Community and Social Services for a High Quality of Life*Objectives:*

- a. Adopt basic quality of life standard to guide the development of community-wide and neighborhood facilities plans.
- b. Continue to support public and privately operated community services programs to serve the entire community.
- c. Provide incentives for development to provide facilities which exceed minimum standards and correct existing deficiencies.
- d. Continue strong support of recreational programs for all age groups and emphasize the development of neighborhood and "pocket" parks especially in existing neighborhoods.

GOAL 11: Provide a Safe and Healthy Environment for all Escondido Residents

Objectives:

- a. Establish service levels for police and fire protection which will be maintained with new development without adversely affecting service levels for existing developments.
- b. Continue coordination with county and state officials to deal with issues involving toxic materials and adopt ordinances to implement the County Hazardous Waste Management Plan or equivalent.
- c. Establish grading drainage and erosion control standards which control surface runoff associated with new development while preserving natural resources.
- d. Participate in local and regional programs to meet state and federal air and water quality standards.

GOAL 12: Provide Certainty in Implementing the General Plan

Objectives:

- a. Observe the stringent and consistent objective criteria located in the Implementation Chapter which must be satisfied before the General Plan can be amended.
- b. Revise zoning, grading, and subdivision ordinances and adopt other ordinances including the requirement of facilities plans which will implement the goals and objectives of the General Plan.
- c. Adopt performance criteria within appropriate ordinances to ensure land-use compatibility, environmental protection, and improvement of neighborhoods identified in the Land Use Element of the General Plan.

D. QUALITY OF LIFE STANDARDS

In conjunction with the Goals and Objectives included in the General Plan, a series of Quality of Life Standards have been developed to establish minimum thresholds of service levels for various public improvements and facilities. In developing Subarea Facilities Plans consistent with the policies set forth in the Growth Management Element (see Chapter VI), the existing facilities will be evaluated and measures taken to ensure that adequate service levels are maintained.

The timing of development in the Tier 2 and 3 areas (see Growth Management Element) will be dependent upon the provision of facilities and services based upon these standards. Although development in the Urbanized Tier 1 will not be restricted from a timing perspective by the Quality of Life Standards, they will be used as the basis for capital improvement programs, impact fees and other financing mechanisms established to provide facilities and services for Tier 1 and for Citywide needs.

Quality of Life Standard 1: Traffic And Transportation

Circulation Element streets and intersections shall be planned and developed to achieve a minimum level of service "C" as defined by the Highway Capacity Manual as amended or updated or such other national standard deemed appropriate by the City. Level of service "C" represents stable traffic flow which is at the beginning range of conditions where individual users become significantly affected by the interaction of others in the traffic stream. Due to physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible in all areas at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system.

Where existing street or intersection capacities are below level of service "C", street, operational or Transportation System Management improvements shall be required or planned to improve the service level to "C" whenever feasible based upon impacts of future development. Such requirements or plans may be incremental to accommodate future development or the recycling of existing development. Feasibility of level of service "C" shall be based on impacts upon existing development or environmental constraints along street segments and intersections.

Capital improvement programs and/or facility plans for all growth management tiers shall include Transportation System Management measures designed to maintain or improve levels of service at existing fully developed intersections where these locations may be impacted by further development or traffic volume growth.

The City shall support public transportation facilities through such measures as requiring right-of-way for commuter rail or park-and-ride facilities, transit stops or facilities, or for other transportation needs. The City shall establish Transportation System Management measures and shall cooperate and coordinate with regional transportation plans and transportation agencies.

Quality of Life Standard 2: Schools

The community shall have sufficient classroom space to meet state-mandated space requirements and teacher/student ratios with student attendance calculated on traditional school schedules. Implementation of this standard shall be the responsibility of the school districts, and other appropriate sources.

Quality of Life Standard 3: Fire Service

In urbanized areas of the City, an initial response time of five (5) minutes for all structure fire and emergency medical calls and a maximum response time of ten (10) minutes for supporting truck companies and for paramedic units shall be maintained. A minimum of eight (8) total fire stations each staffed with an engine company shall be in place prior to General Plan buildout. For outlying areas beyond the five (5) minute initial response time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. The initial response time for structure fire calls in these outlying areas shall be a maximum of ten (10) minutes and the maximum response time for paramedic units in these areas shall be fifteen (15) minutes.

Quality of Life Standard 4: Police

The City shall maintain a personnel level and organize patrol areas to achieve an initial response time for priority 1 calls (crimes in progress/life threatening) of no more than four (4) minutes and an initial response time for priority 2 calls (serious calls requiring rapid response but not life-threatening incidents) of no more than six (6) minutes. To the maximum economic extent feasible, proactive police enforcement shall be maintained as a means to deter potential incidents.

Quality of Life Standard 5: Sewer System

The City sewer system shall have adequate trunk line, pumping facilities, outfall capacities, and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity able to treat a minimum of 260 gallons per date day for each residence on said system in urban areas or as established in the City's Sewer Master Plan.

Quality of Life Standard 6: Parks

The City shall provide a minimum of 2.78 acres of developed neighborhood and community parks per 1,000 residents. Priority shall be given to acquiring and developing neighborhood parks in urban areas with the greatest need. A minimum of 0.5 acres of neighborhood parks per 1,000 residents shall be provided for each Neighborhood (or subarea) established in the Land Use and Growth Management Elements. School playground areas may be included as park acreage provided, however, that neighborhood park amenities and facilities are provided and open to the public as determined by the City Council. Prior to buildout, the City shall provide a minimum of two (2) community centers and other specialized recreational facilities shall be incorporated into areawide community facility plans.

Quality of Life Standard 7: Library Service

The public library system shall maintain a stock and staffing to meet the minimum standards set by the American Library Association of three (3) volumes per capita. The City shall provide a minimum of two branch libraries with a minimum of 40,000 aggregate square feet prior to buildout of the General Plan.

Quality of Life Standard 8: Open Space

A system of open-space corridors, easement and acquisition programs and trails shall be established in the open-space, conservation and community facilities elements. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland and habitat or habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land-use designation.

Quality of Life Standard 9: Air Quality

The City shall implement feasible measures within the jurisdiction of the City to meet standards established by state and federal laws regulating air quality including, but not limited to, the reduction of the number of vehicular miles traveled, supporting public transportation, participating in the development of park-and-ride facilities, coordinating

land-use approvals and occupancies with the Air Pollution Control District regulations, increasing landscaping standards and promoting landscaping programs, and encouraging nonpolluting alternative energy systems.

Quality of Life Standard 10: Water System

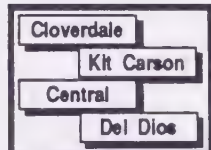
The City shall maintain provisions for adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 600 gallons per day per household or as established by the City's Water Master Plan. Federal and state drinking water quality standards shall be maintained. The City shall continue efforts to implement water reclamation and water conservation programs.

LAND USE

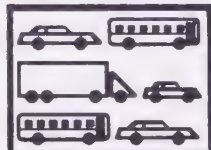
LAND USE CATEGORIES



NEIGHBORHOOD DESCRIPTIONS

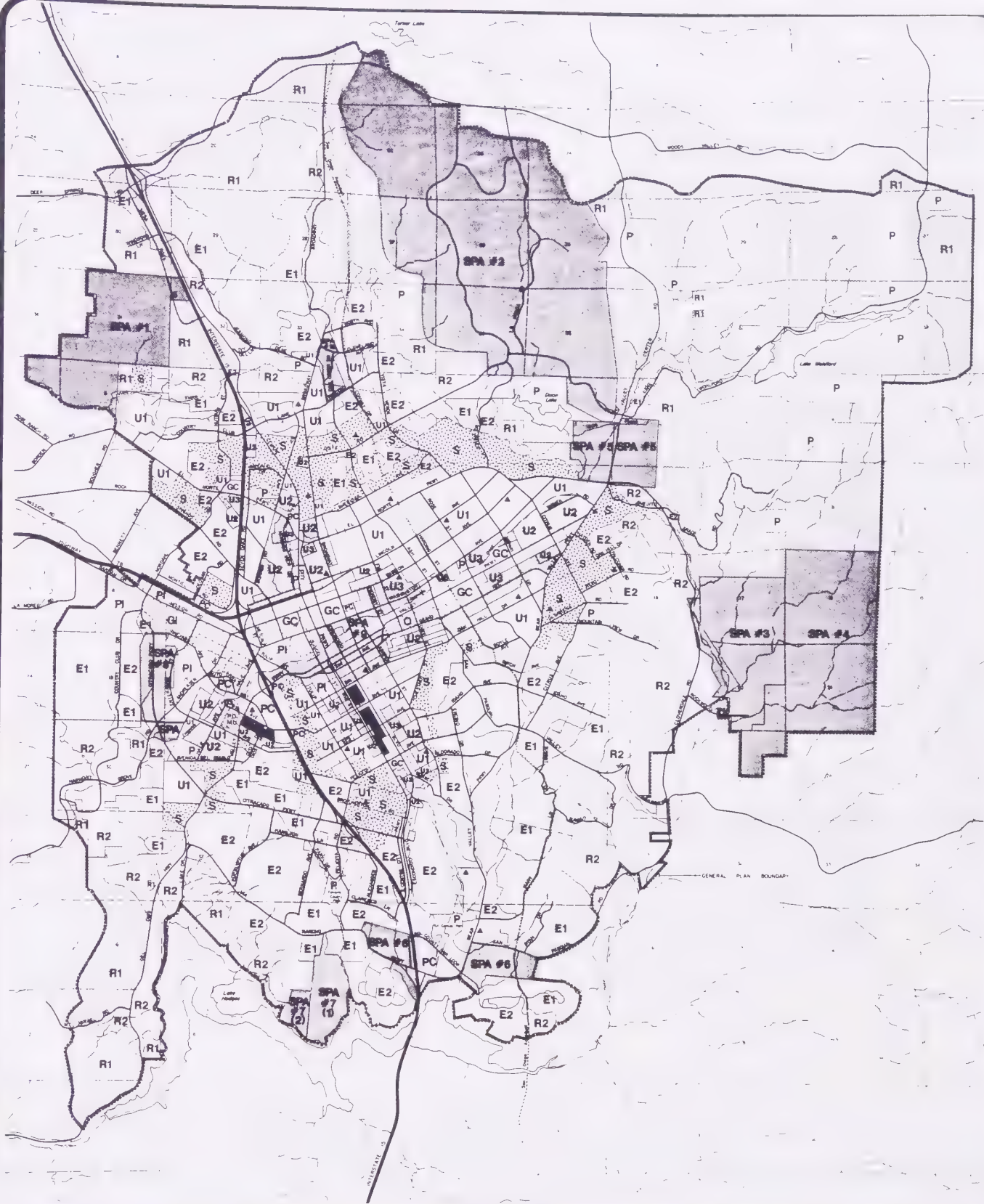


CIRCULATION / TRANSPORTATION



HOUSING





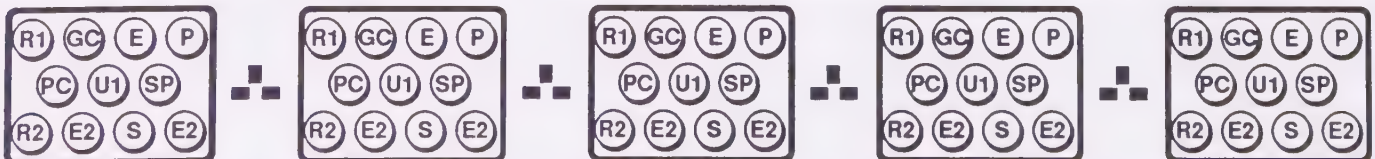
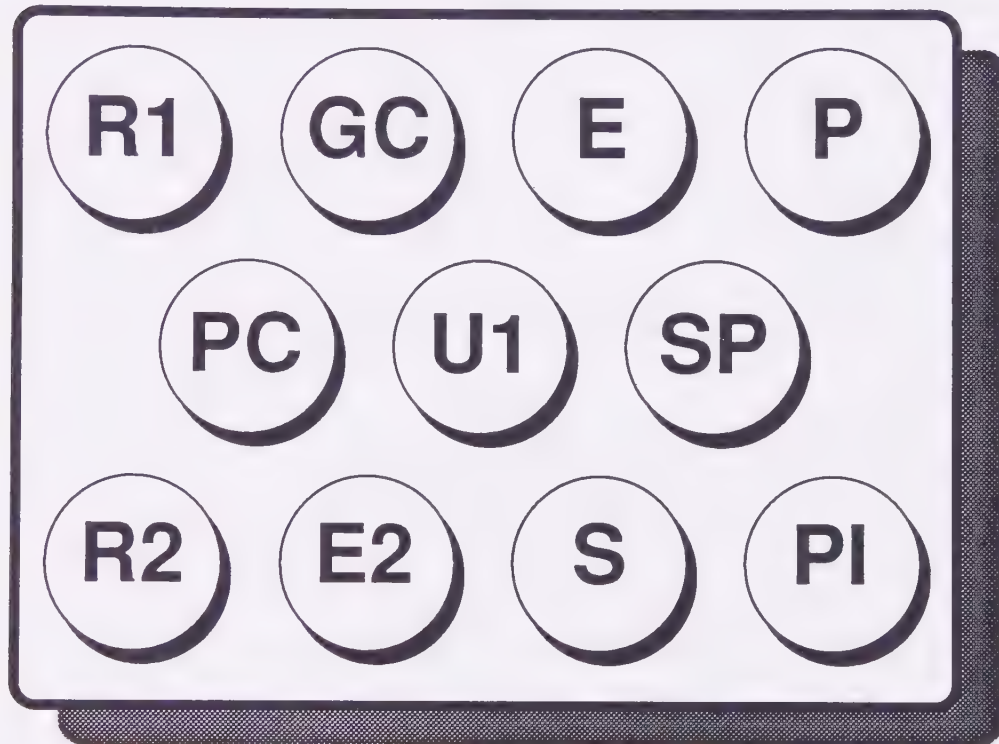
- | | | |
|-----------------------------|-----------------------------------|---|
| P Public Lands/Parks | U1 Urban I | PC Planned Commercial |
| R1 Rural I | U2 Urban II | GC General Commercial |
| R2 Rural II | U3 Urban III | O Office |
| E1 Estate I | Urban IV | PI Planned Industrial |
| E2 Estate II | SPA Specific Planning Area | GI General Industrial |
| S Suburban | ▲ School Site | PC/MU Planned Commercial/
Mixed Use |

NOTE:
Environmentally constrained or sensitive lands (i.e. natural floodways, steep slopes, stream courses, etc.) may substantially reduce densities and maximum development potentials. The General Plan Text should be consulted in determining the ultimate development potential for individual properties.

CITY OF ESCONDIDO GENERAL PLAN



LAND USE CATEGORIES



II. LAND USE

A. INTRODUCTION

The General Plan arranges major land uses to preserve the integrity and amenities of residential neighborhoods, as well as the economic viability of industrial areas and commercial activity centers. The Plan expresses land use policies in terms of broad land use categories which indicate desired predominant uses.

The intent of the land use policies and the Land Use Plan is to protect and implement the Goals and Objectives identified during the General Plan public participation effort. The policies herein foster Escondido's role as an urban center by stressing the revitalization of the downtown area, the promotion of the new economic development in the form of planned, "clean" industrial and commercial projects, and the concentration of high-intensity activities around the Civic Center complex. The policies further the "small town" character through the preservation of existing residential neighborhoods, the designation of lower densities outside the urban core, and recognition of the community's historic and natural setting.

1. Policies Regarding General Plan Land Use Patterns and Character

These policies are intended to guide land use patterns and distribution. Policies concerning actual development are found in subsequent sections of this text.

Land Use

Policy A1.1: New development should serve to reinforce the City's present development pattern of higher-intensity development within the downtown area and lower-intensity development in outlying areas. As a guide toward accomplishing this objective, new development projects shall be at an appropriate density or clustered intensity based upon their compatibility with the majority of the existing surrounding land uses. This policy shall limit density transfers from constrained portions of a property as defined in the land use and open space goals.

Land Use

Policy A1.2: The City should maintain its single-family residential development pattern, except in locations such as the downtown, along major transportation corridors, and around commercial and public activity centers, where higher densities are more appropriate.

Land Use

Policy A1.3: Prior to any major extensions of services or utilities to accommodate changes in land use, significant growth-inducing, and environmental implications including significant growth-inducing impacts, shall be thoroughly reviewed based upon the Growth Management policies of this document and any necessary mitigation measures implemented.

**Land Use
Policy A1.4:**

The boundaries of the Land Use categories depicted on the General Plan are not precise. However, the categories are generally intended to avoid intensification of existing land use or zoning designations where land use compatibility and the objectives of the General Plan are at issue.

B. LAND USE CATEGORIES

1. Policies Regarding Residential Development

**Land Use
Policy B1.1:**

Residential Density is defined as the maximum number of dwelling units permitted per acre, including streets within the development, excluding all ultimate circulation element street rights-of-way, adjustments for floodways as defined by the Federal Emergency Management Agency (FEMA—see Flooding Map) or the City, slope categories, and other environmental factors as designated in each land use category and/or open space/conservation element. Building intensity is based upon the number of dwellings per acre permissible in each category subject to constraints and opportunities provided by all General Plan policies. Limited nonresidential development, such as churches or schools, may occur in residential categories subject to state and local ordinances.

**Land Use
Policy B1.2:**

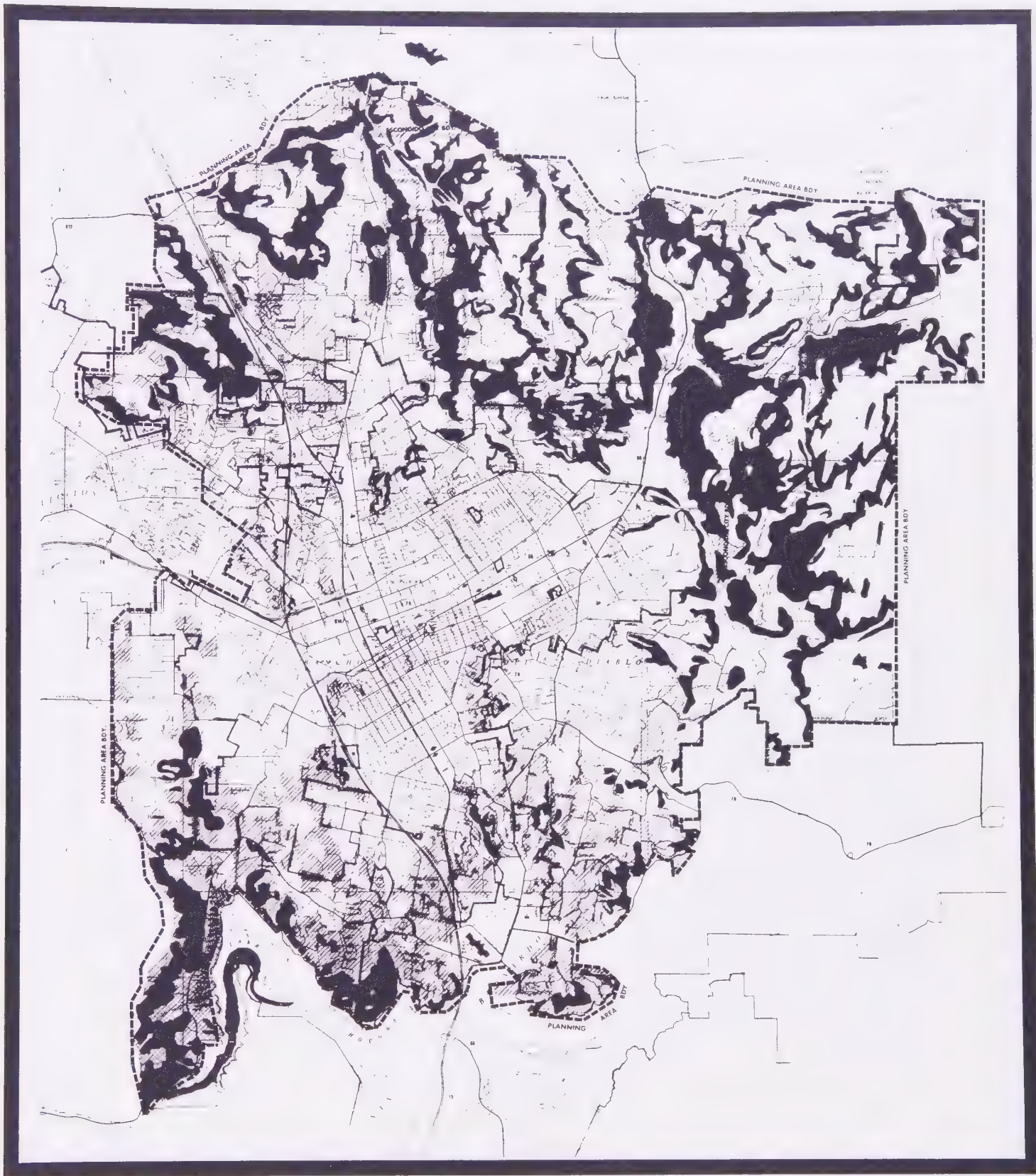
The maximum development yield for slopes over 35% are established only for the purpose of determining the potential for density transfer as permitted by the General Plan.

**Land Use
Policy B1.3:**

No development shall be permitted on slopes greater than 35% or in natural 100-year floodways. If approved by the City and other appropriate local, state and federal agencies, an environmental channel may be considered within the floodway. Adequate landscaping, revegetation, flood control measures and usable open space beyond the embankments of the environmental channel shall be provided as determined by the City.

**Land Use
Policy B1.4:**

Subject to City approval, parcels legally created prior to the adoption of this General Plan and wholly within constrained lands as defined in Land Use Policy B1.3 may be eligible for the development of a single dwelling unit, providing the property meets minimum lot size for the zoning and land use designations.



SLOPE



0-15%



25-35%



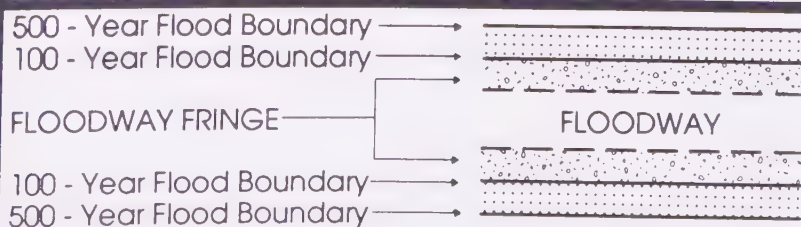
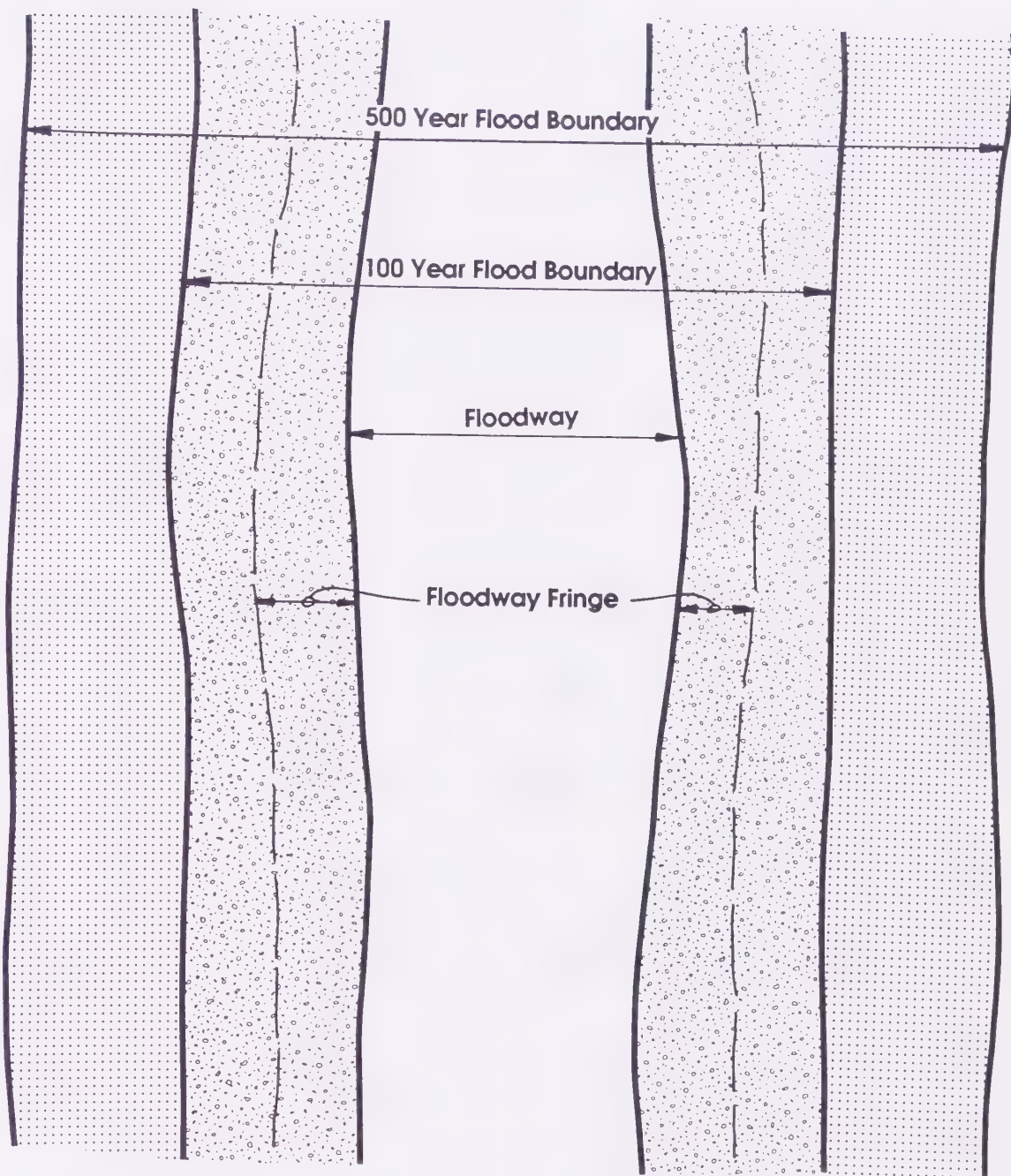
15-25%



Above 35%

**GENERAL PLAN
SLOPE CATEGORIES**

Figure II-2



FLOODWAY MAP

Example for purposes of illustration only.

From Federal Emergency
Management Agency (FEMA)

Figure II-3

**Land Use
Policy B1.5:**

The residential land use designation indicates **MAXIMUM** development yields. To meet General Plan Goals and Objectives, including, but not limited to, population goals and environmental considerations, the **ACTUAL** yield may be considerably less than maximum potentials. Population density can be determined by the San Diego Association of Governments (SANDAG) projection of an average 2.44 residents per dwelling unit by the buildout target year of 2010 and the maximum units per acre allowed by each land use designation. In lower density categories, the number of residents per unit will often exceed three due to relatively large structures. Conversely, in multi-family areas, smaller unit sizes will result in 1-2 persons per unit being commonplace. Further, population and building intensities are estimated in Section "C" of the element.

**Land Use
Policy B1.6:**

Where slope categories are indicated, the maximum development yield will be determined by the sum of acreages within each slope category.

**Land Use
Policy B1.7:**

No permits shall be approved for the development of any lot which is not consistent with the density restrictions of the General Plan except for single-family lots which were existing prior to the effective date of the General Plan. Such single-family lots shall comply with all other provisions of the General Plan, including applicable requirements of a Subarea Facilities Plan.

Exceptions from density requirements may also be permitted to allow the timely development of lots created by the recordation of a vesting tentative subdivision map subsequent to the effective date of the General Plan providing it conforms with applicable requirements of a Subarea Facilities Plan.

Nothing in this General Plan shall prohibit the continued use of legally established mobile home spaces and the possibility of ownership conversion at existing densities legally established under previous ordinances and statutes. Said mobile home spaces shall also be exempt from the clustering provisions discussed in this General Plan.

**Land Use
Policy B1.8:**

The development potential on slopes greater than 35% or in natural floodways or in City-approved environmental channels may be transferred to other portions on the site at one dwelling unit per 20 acres in all residential land use categories.

**Land Use
Policy B1.9:**

Residential categories are established for purposes of providing the City with a range of building intensities to address various site constraints and opportunities. Proposed development shall not exceed the densities shown on the Land Use Plan and outlined in this document as follows:

- (a) **RURAL.** This residential classification is applied to areas that are not intended to receive substantial urban services; that are distant from the developed valley floor; or that are steep (generally over 25% in slope) or contain sensitive natural resources. Development in this classification is primarily detached single-family development on large (over two acres) lots, the size of which shall vary with slope. Water supply may be from individual wells or public water systems. Septic systems may be permitted provided that they meet local health standards and do not adversely affect the groundwater. Two different classes of Rural designations are defined: Rural I and Rural II.

- (1) **Rural I**—To promote a rural living environment in areas of agricultural production, rugged terrain, environmentally constrained lands that are remote from urban development.

- a) The maximum development yield of Rural I lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 4 acres
25-35%:	1 dwelling unit per 8 acres
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 4 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.

- (2) **Rural II**—To promote a rural living environment in areas of agricultural production or rugged terrain that are relatively remote urban development.

- a) The maximum development yield of Rural II lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	1 dwelling unit per 2 acres
25-35%:	1 dwelling unit per 4 acres
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 2 acres, unless the development is clustered in accordance with the cluster provisions in Chapter VII, Implementation.
- (b) **ESTATE.** This residential designation is characterized by detached single-family homes on large lots. This designation is applied to areas that are on the fringe of urban development or in areas that are already characterized by an estate development pattern. Two different classes of the Estate designation are defined: Estate I and Estate II.
- (1) **Estate I**—To promote a large lot, single-family development in areas bordering Rural lands. This designation encompasses and permits development at one acre or larger. Public water systems should be required; septic systems may be permitted, provided that they meet local health standards and do not adversely affect the groundwater. This classification is typified by development along Mary Lane, North Broadway and around Felicita Park.
 - a) The maximum development yield of Estate I lands shall be sensitive to topography and be calculated according to the following slope categories:

0-15%:	1 dwelling unit per 1 acre
15-25%:	1 dwelling unit per 2 acres
25-35%:	1 dwelling unit per 4 acres
35+%:	1 dwelling unit per 20 acres
 - b) The minimum lot size shall be 40,000 square feet, unless the development is clustered in accordance with the cluster provisions in Chapter VII Implementation.
 - c) If development is clustered, public sewers shall be required.
 - (2) **Estate II**—To promote single-family urban development on relatively large lots. This designation shall be applied in transitional areas between more intensive urban development and rural areas. Public water and wastewater collection and treatment shall be required in these areas. This classification typified by development at Lomas Serenas, Rancho Verde, and along Citrus Avenue around San Pasqual Valley Road.
 - a) The maximum development yield of Estate II lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	2 dwelling units per 1 acre
25-35%:	1 dwelling unit per 1 acre
35+%:	1 dwelling unit per 20 acres

- b) The minimum lot size shall be 20,000 square feet, unless the development is clustered in accordance with the cluster provisions in Chapter VII Implementation.
- (c) **SUBURBAN.** (up to 3.3 dwelling units per acre). This residential classification is characterized by single-family homes. The density is appropriate where the traditional neighborhood character of detached single-family units prevails. This classification is typified by development at Summercreek and areas southeast of Bear Valley Parkway along Citrus Avenue and along the south side of Avenida del Diablo.
 - a) The maximum development yield of Suburban lands shall be sensitive to topography and be calculated according to the following slope categories:

0-25%:	3.3 dwelling units per 1 acre
25-35%:	1.5 dwelling units per 1 acre
35+%:	1 dwelling unit per 20 acres
 - b) The minimum lot size shall be 10,000 square feet unless the development is clustered in accordance with the provisions in Chapter VII Implementation.
- (d) **URBAN I.** (up to 5.5 dwelling units per acre). Detached single-family homes, characteristic of much of Escondido, constitute this medium density category. In addition, mobile homes, patio homes, and zero-lot-line developments are permitted in this category. Typical development at this density is found along Country Club Lane and between Ash and Citrus north of Washington.
 - a) The minimum lot size shall be 6,000 square feet unless the development is clustered in accordance with the provisions in Chapter VII Implementation.
- (e) **URBAN II.** (up to 12.0 dwelling units per gross acre). This residential classification allows a wide range of living accommodations, ranging from conventional single-family units to mobile homes. Building intensity at the lower end of the density range would be appropriate adjacent to lower density residential areas. Housing types at the low end of the density range still would be characterized primarily by detached housing units, patio homes, and zero-lot-line pro-

jects. Building intensity at the higher end of the range is more appropriate adjacent to parks and other open spaces, along transit routes and major and secondary thoroughfares, and near recreational activity centers, libraries, shopping centers, and entertainment areas. Development at this level of intensity normally would be semidetached or attached units, and include duplexes, triplexes, and fourplexes.

Urban II serves as a buffer between low density residential areas and areas of higher density, commercial activities with greater traffic and noise levels. Typical Urban II development is found on North Broadway between Lincoln and Sheridan Avenues, and Citrus Avenue between Valley Parkway and the Flood Control Channel.

- (f) **URBAN III.** (up to 18 dwelling units per gross acre). This residential category is typified by low-rise townhouses and apartment buildings. This density is appropriate close to major community facilities and employment opportunities, and along major thoroughfares. This high density residential category should be used as a buffer between commercial activities and lower density residential areas. It should be used generally adjacent to commercial areas. Typical projects at this density can be found near Centre City Parkway at El Norte, east Grand Avenue, and near Washington and Fig.
- (g) **URBAN IV.** (up to 24 dwelling units per gross acre). This residential category is predominantly characterized by apartment buildings about three stories in height. This density is appropriate near community shopping centers and centers of employment to provide potential customers and office employees the opportunity to live near work. Representative development at this density is found south of 9th Avenue west of I15.

2. Policies Regarding Residential Preservation and Development

Residential Policy B2.1:

Residential neighborhoods shall be protected from the encroachment of incompatible activities or land uses such as heavy service commercial businesses which may have a negative impact on the residential living environment.

Residential Policy B2.2:

In the design of both Rural designations and of Estate I single-family residential development, consideration should be given to public improvement standards which allow for a more rural environment, such as flexibility in street rights-of-way, increased setbacks and pedestrian circulation systems such as trails or paths, provided health and safety is not compromised.

**Residential
Policy B2.3:**

Mobile home parks should be given particular attention to ensure that building and safety regulations are continually met and that the mobile home parks are well maintained. Additionally, criteria will be developed to evaluate the conversion of mobile home parks to ownership or alternative uses.

**Residential
Policy B2.4:**

A Land Use Area Plan will be developed for the **Old Escondido Neighborhood** (see map). This area is geographically defined by Escondido Boulevard on the west, Chestnut Street on the east, Fifth Avenue on the north, and Thirteenth Avenue on the south. The neighborhood is predominately characterized by older single-family residential housing stock. The area plan shall address the following objectives:

(a) Orientation towards pedestrian activities:

The improvement of area streetscapes to provide, at a minimum, street lights and continuous sidewalks.

(b) Preservation of the single-family residential character:

Introduction of zoning that discourages demolition of single-family dwellings that are subsequently replaced by high density multifamily units.

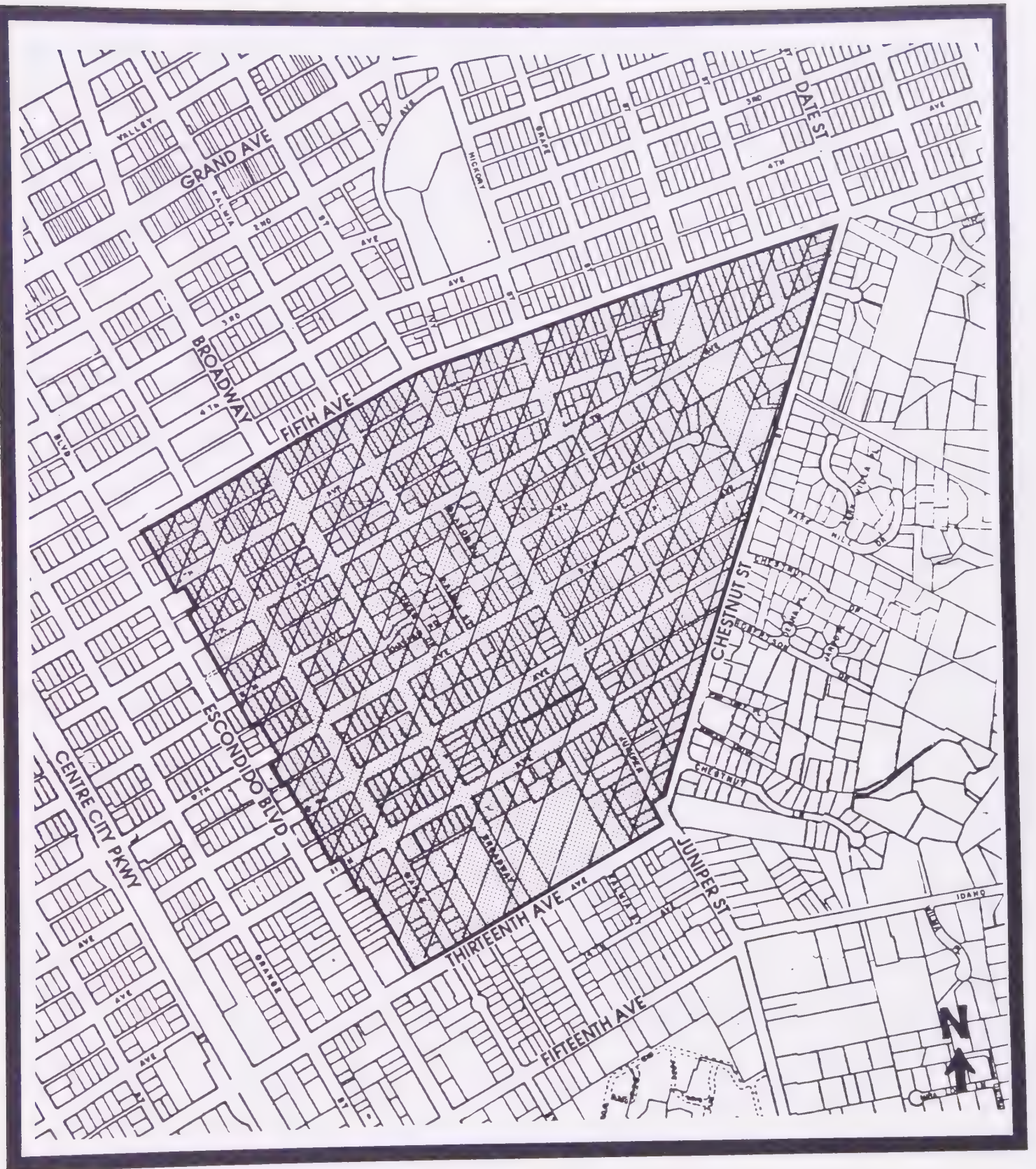
(c) Preservation of historic/cultural resources:

Consideration of a conservation district that would provide guidelines for protecting the historical/cultural resources in the area through design and development standards.

(d) Integration with Downtown Specific Plan and South Escondido Corridor Area Plan:

Development guidelines that require uses that will complement the two areas that border the neighborhood and provide a transition between the single-family residential core and commercial uses.

(e) Implementation measures such as overlay zones, design guidelines and incentive programs for rehabilitation and preservation.



OLD ESCONDIDO NEIGHBORHOOD AREA PLAN

Figure II-4

**Residential
Policy B2.5:**

A Land Use Area Plan will be developed for the residential area between Fifth and Sixteenth Avenues, Centre City Parkway and Escondido Boulevard (see **Centre City Residential Area Plan map**). The neighborhood is predominately characterized by older single and multifamily housing stock. The area plan shall address the following objectives:

- (a) Promote a wide range of housing opportunities.
- (b) Provide adequate infrastructure.
- (c) Establish development standards and design guidelines to ensure quality architecture and landscaping, adequate off-street parking, on-site open space, and recreation areas.
- (d) Include strategies for the development of neighborhood parks within the area.
- (e) Create standards to facilitate the establishment of child care homes and centers.
- (f) Establish a density range where maximum densities can only be attained through lot consolidation and consistency with the above goals.



CENTRE CITY RESIDENTIAL AREA PLAN

3. Policies Regarding Economic Development

**Economic
Policy B3.1:**

Escondido shall promote its position as an economic center of North County through policies intended to sustain its regional and subregional commercial centers; to revitalize the Downtown area, nonregional retail areas, and older industrial uses; and to promote high-quality industrial development.

**Economic
Policy B3.2:**

The City will encourage economic activities to expand or locate in Escondido that:

- (a) are clean and nonpolluting.
- (b) will provide high-quality employment opportunities.
- (c) will reduce the need for Escondido residents to commute out of the area.
- (d) will maintain the City's fiscal stability.
- (e) are aesthetically superior.

**Economic
Policy B3.3:**

The Community Development Commission (CDC) shall explore the use of its redevelopment authority, local equity participation, industrial development bonds, and various other incentives to support the attraction of desired businesses.

**Economic
Policy B3.4:**

The City should strive to develop a diversified economy to provide jobs for Escondido residents of all ages and skill levels and to cushion the City's economy against a downturn in any one sector and against seasonal fluctuations.

**Economic
Policy B3.5:**

The downtown shall continue to be revitalized by upgrading its appearance and achieving a coordinated land use pattern, including retail, offices, visitor-serving activities, and residential development.

**Economic
Policy B3.6:**

The City shall evaluate its stock of hotel and visitor-serving uses to accommodate all types of travel, including business-related and family-oriented trips, as determined to be economically viable.

**Economic
Policy B3.7:**

The City shall initiate programs for revitalization of its existing industrial areas and commercial areas to attain greater economic stability through the implementation of Land Use Area Plans.

4. Policies Regarding Commercial Development

Commercial Policy B4.1:

Four commercial land uses are established to meet the City's need for retail and assorted services. Three of the four commercial land uses are designated on the Land Use Plan and include Planned Commercial, General Commercial, and Offices. In order to indicate generally how intensely the various commercial areas should be developed, zoning districts with the desired character have been identified.

- (a) **Planned Neighborhood Commercial**—Planned Neighborhood Commercial includes convenience commercial uses that provide retail goods and services to residents in the immediate vicinity. The facilities may be freestanding or in small clusters on sites with a five (5) acre maximum size. Planned Neighborhood Commercial uses shall be separated by at least one (1) mile from any other commercial center or zone. This designation is permitted in every land use category including large Specific Planning Areas (SPAs). However, since the facilities are intended to serve the immediate neighborhoods, it may not be an appropriate use in many residential or industrial area.

Planned Neighborhood Commercial uses shall be within a convenient walking and/or bicycling distance from intended customers and shall be linked with surrounding neighborhoods by pedestrian and/or bicycle access. A minimum 20 foot landscape buffer shall be established around the project site between Planned Neighborhood Commercial uses and other uses to ensure compatibility. However, an increased buffer width may be required to ensure compatibility. Buffers shall include distance, plant matter and intensity, land forms or some other combination of the above. Landscape plans, traffic studies, and market analysis may be required. All buildings shall be low-rise and shall include architectural/design features which will be compatible with the neighborhood. Permitted uses and building intensities shall be compatible with surrounding land uses. Child care facilities are permitted in the Planned Neighborhood Commercial designation. Planned Development procedures shall be used to establish Planned Neighborhood commercial projects.

In addition, refer to Commercial Policies B4.5-B4.7 for additional policies relating to Planned Neighborhood Commercial.

- (b) **Planned Commercial**—This land use designation is intended to allow a variety of commercial activities within a self-contained, comprehensively planned commercial center. Appropriate uses with the Planned Commercial designation may include office and professional uses, tourist serving facilities, specialty retail, and other retail/service

businesses. Key locations within the City's boundaries, such as gateways to the City intersection of major roadways and in areas proposed for hotel/motel development, are designated as Planned Commercial.

Development plans for Planned Commercial areas shall address, at a minimum, the following issues: locations of all buildings, including orientation for light and air; intensity of development; height, scale and architectural design features; signage; buffers; landscaping; circulation and parking patterns; market analysis; and open space. The Planned Commercial designation shall be implemented through the Planned Development (PD) zone. The following areas have been designated for Planned Commercial uses and are shown on the Land Use Map. Individual areas may have site specific requirements which are designed to preserve its unique qualities and to ensure compatibility with existing and surrounding land uses. Some of these commercial centers have been developed and the text reflects that development.

- 1) **Cloverdale Road and Highway 78.** A commercial facility may located in the southwest quadrant of the intersection of Cloverdale Road and Highway 78, extending south to Old San Pasqual Road. Approximately 15 acres of the site shall be developed as a neighborhood shopping center to serve the surrounding planned residential development. The facility shall be aesthetically designed with high quality building and landscaping features, increased setbacks, and minimal grading impacts. The design shall be rural in character and compatible with the San Dieguito River Valley Regional open space park and shall provide for amenities which can be readily used by users of the park, such as trail access and picnic areas. Uses shall relate directly with the needs of the neighborhood and the rural setting. For example, a ranch style market would be more appropriate than a super-market.
- 2) **I-15 and Highway 78.** A high quality, commercial facility should be located in the northwest quadrant of the intersection of I15 and Highway 78, south of Montiel. Appropriate uses may include a business park, or specialty retail. As a gateway to the City, the site design must consider the visual impacts of the site from the highways and contain provisions regarding uses, signage, landscaping, lighting, and building scale and height. Uses which require extensive outdoor storage and heavy truck traffic shall not be deemed appropriate.
- 3) **Iris and El Norte.** This five acre site is designated as Planned Commercial Development and is located on

the north side of El Norte Parkway between Iris Lane and the Del Norte Plaza. The site contains several single-family residences and stands of mature trees. El Norte Parkway narrows to a two lane street west of the site and east of the I-15 interchange.

Any development on this site shall retain the majority of the mature eucalyptus trees and shall include a commensurate program to compensate for tree loss. Appropriate uses may include a mixture of office, restaurant, and retail. The tree preservation and compatibility with adjacent residences shall not be sacrificed. Heavily landscaped buffers and separation shall be provided and shall substantially shield views of the site from surrounding residential development.

- 4) **Ninth and Valley Parkway (West of I-15).** Currently the Del Dios Middle School occupies the 15-acre triangular block bounded by Valley Parkway, 9th Avenue, and Auto Parkway. Surrounding land uses are residential to the west and commercial development to the east, south, and north. Regional access and visibility from I-15 are good.

Special attention shall be given to ensure that any development of the site is architecturally compatible with existing development, is heavily landscaped, and includes adequate buffers and setbacks. A market analysis and traffic/circulation study shall also be required prior to development.

- 5) **Ninth and Valley Parkway (West of I-15).** Located at the southwestern quadrant of the intersection of Ninth Avenue and West Valley Parkway, this 26+ acre site shall be devoted to a planned commercial/community facility. The specific averages devoted to each use shall be negotiated upon consideration of a development proposal initiated by the property owner or the City. The proposed community facility needs shall be evaluated at the time of development and may include a variety of mixed uses or a single use including, but not limited to, park space community center active recreational uses, library, and/or low- or moderate-income housing. Special attention should be given to a development which preserves or reflects the natural topography as much as possible with adequately landscaped buffers between surrounding uses and the proposed development on the site. Traffic, circulation, and pedestrian patterns shall be carefully coordinated with existing and proposed development in the vicinity. The design of the commercial center shall blend with the community facility site in terms of landscaping, grading, parking, circulation and architecture. Provisions for adequate pedestrian access

and lighting shall be included in the overall design of the site. The range of goods and services permitted should be compatible with existing development and could include those allowed under the Neighborhood Commercial designation with a grocery store as the preferred anchor for the center.

- 6) **Ninth and Valley Parkway (East of I-15).** This Planned Commercial area is located east of I-15 and north of Ninth Avenue. It is the site of the La Terraza development which was approved by the City Council in 1988 and which permits the development of office, hotel, restaurant, and commercial land uses. The hotel will be a high quality, full service hotel with supporting improvements, such as room service and conference/ recreational facilities.
- 7) **Ninth and I-15.** This area at the southeastern intersection of Ninth Avenue and I-15 is especially sensitive due to visibility from Ninth Avenue and I15, proximity to single-family zoning to the south and east, and traffic capacity on Ninth Avenue. To address these concerns, any development proposal shall be processed with Planned Commercial Development zoning requiring that all development be subject to high quality, unified design guidelines which provide for superior architectural details.

Development on the eastern and southern portions of the site shall be restricted to office uses and shall prevent overlooking of adjacent residential properties, limit noise and lighting impacts, and shall be heavily screened through a combination of mounding, walls, and landscaping. Development plans shall also incorporate substantial buffers to provide an attractive view from both I15 and Ninth Avenue, as well as incorporate high quality landscaping throughout the project which exceeds normal City requirements in terms of size, quantity, and overall amounts. The scale of development and nature of uses shall be limited as necessary in order to generate no more than 3,690 vehicle trips per day based upon standards accepted by the City Engineer. Any future restaurant uses shall be full service as opposed to either a fast-food or drive-through variety. Retail uses should be freeway oriented and be integrated with office uses rather than located in large single tenant, freestanding buildings.

- 8) **Auto Park.** This 85-acre site is located west of I15 between Andreasen Drive on the west, and Del Dios Road to the east, and extends along Vineyard to West Ninth. The approved master plan describes generalized locations and land uses including auto dealership

facilities, other automotive/ commercial related uses and a variety of commercial and office facilities. The auto dealers and auto related uses are located westerly of the Escondido Creek flood control channel with general commercial uses located on the Valley Parkway frontage and at the entrance to the auto dealership area west of the channel. Proposed uses and design features will be reviewed by the City for consistency to the Master Plan.

- 9) **Escondido Promenade.** The site consists of approximately 32 acres and is located east of Valley Parkway, north of Vineyard Avenue and west of I15. This site is a comprehensively planned commercial development. Architectural features are consistently designed and maintained to ensure a high quality, single theme commercial area.
- 10) **South of 9th Avenue, West of I15.** Currently, this 8-acre site is the location of a private school and is designated for commercial uses. The existing uses or similar ones are appropriate under the General Plan designation; however, any change from a school or institutional use will require special studies. Any change to the existing land use will be required to be a low traffic-generating use or provide extensive traffic improvements due to the circulation problems in the area. Substantial buffers and heavy landscaping will also be required to ensure compatibility with surrounding land uses. Any new development would be subject to high quality, unified architectural design features with particular attention to visibility from I15 and adjacent residential uses.
- 11) **North County Fair.** This 83-acre shopping mall site is bounded by the I15 freeway on the west, Via Rancho Parkway on the south, Bear Valley Parkway on the east and Kit Carson Park on the north. The mall is anchored by large department stores and other diverse general commercial uses, including restaurants. The architecture is intended to have a single design theme with heavy landscaping to ensure compatibility with the adjacent park uses.
- 12) **Centre City Parkway and Country Club Lane.** This 5-acre site is located on the southwest corner, is adjacent to multi-family uses, and is highly visible from I15. Because of limited access from I15 and Centre City Parkway, the commercial uses for the site should be neighborhood-serving, rather than freeway oriented. Residential uses may be considered as part of a mixed use project. Because of the setting, buildings and signage shall be low-profile in nature and substantial landscape buffering shall be incorporated

consistent with the Centre City Parkway Landscape Plan and the City's Design Guidelines. The design of the project shall also be sensitive to adjacent residential uses and views from surrounding areas including I15.

- 13) **North Broadway.** This site is 4.3 acres and is located at the southeast corner of Broadway and Park Avenue. The site is currently a trailer park. Through the Planned Development process, this site may be developed as a commercial project, a mixed-use project, or a residential development, not to exceed 12 units per acre or as determined by the City Council.
 - 14) **Brotherton Road.** Located on the south side of Brotherton Road, east of Escondido Boulevard, west of Cranston Drive, this site is approximately 1.8 acres and is visible from surrounding residential properties to the west across Centre City Parkway and to the east across Cranston Drive. The commercial uses planned for this site shall be limited to mini-storage units or other uses compatible with residential properties subject to the provisions set forth in the Zoning Code. Additionally, a 6-foot-high block wall, in combination with a minimum 20-foot-wide heavily landscaped buffer utilizing mature nondeciduous trees and shrubs with dense foilage, shall be incorporated along the property abutting residentially zoned property to create a visual buffer upon installation. All structures shall provide roof coverings, similar to and compatible with surrounding residential development. Site studies, to the satisfaction of the Planning Department may also be required to ensure surrounding residential properties are not impacted.
 - 15) **Montiel Road.** Approximately 15+ acres located at the northwest quadrant of I15 and Highway78 is designated Planned Commercial. The site is highly visible from surrounding areas. Future development shall incorporate large landscaped setbacks, superior, low profile architectural design, and mitigation measures for all traffic impacts. Commercial uses permitted for this site include offices, restaurants, and commercial activities in accordance with a previously approved list of allowed uses.
- (c) **GENERAL COMMERCIAL**—The General Commercial category is characterized by a broad range of retail and service activities. It includes local commercial, community shopping/office complexes, and regional shopping centers such as North County Fair. Appropriate uses include personal and business retail and service, automobile sales and service, eating and drinking establishments, and heavy service commercial. In General Commercial areas, building

intensities should be typical of development permitted under the General Commercial (C-G) zoning. Building heights shall generally be low-profile (1-3 stories), although taller structures may be permitted where tourist-serving facilities or mixed uses are proposed. All areas proposing General Commercial uses shall provide details regarding location, intensity, height, and scale of the proposed development, landscaping, circulation, architecture and design, and signage.

- (d) **OFFICES**—Office complexes shall be encouraged to provide areas where related and support office uses can be located. The intent of this land use category is to prevent the proliferation of individual isolated offices. Uses permitted within the Offices category include the following: administrative and professional offices; business support services; financial, insurance, and real estate services; supportive commercial uses such as a restaurant; and health care services. Building intensities shall be typical of development permitted under the Professional Commercial (C-P) zone. Building heights shall generally be low-profile (1-3 stories) with taller buildings subject to technical studies to determine visual, traffic and service impacts. Circulation and landscaping details shall be provided for all office development.

**Commercial
Policy B4.2:**

For areas east of the I-15 freeway, the City will develop and adopt programs and/or ordinances directed at strengthening and rehabilitating existing commercial areas. The program will include implementation of Land Use Area Plans for South Escondido Boulevard and East Valley Parkway.

**Commercial
Policy B4.3:**

For areas west of the I-15 freeway, commercial development shall be generally restricted to neighborhoods serving commercial uses serving the immediate surrounding areas or regional, high volume centers needing freeway access and visibility, but only if compatible with surrounding land uses.

**Commercial
Policy B4.4:**

Prior to or concurrent with submittal of development plans, all new commercial development over five acres shall submit a study to the City which shall include, but not be limited to, a study of the existing and/or approved commercial development in the vicinity, existing vacancy rates for similar commercial uses, and other information as deemed necessary by the City. This policy is intended to avoid potential blight in existing commercial areas.

**Commercial
Policy B4.5:**

Future commercial activities shall be organized into planned, group concentrations as opposed to commercial activities organized in a linear fashion.

**Commercial
Policy B4.6:**

Planned Neighborhood Commercial centers shall be a maximum of five acres and shall be located in such a way as to complement but not conflict with adjoining residential areas. This shall be accomplished by:

- (a) Limiting such facilities to one corner of an intersection where at least one of the streets is classified as a Major Road or Prime Arterial in the Circulation Plan.
- (b) Limiting their number so that they are at least one mile from another commercial center.
- (c) Controlling lights, signage, and hours of operation to avoid adversely affecting surrounding uses.
- (d) Requiring adequate landscaped buffers between commercial and residential uses.
- (e) Providing bicycle and pedestrian links between planned neighborhood commercial centers and surrounding residential areas.
- (f) Prohibiting the dispensing of motor fuels.

**Commercial
Policy B4.7:**

Isolated commercial development within residential and industrial designations shall not be allowed, unless it can meet the following criteria: a)uses are compatible with the Planned Neighborhood Commercial designation; and b)commercial uses are intended to serve only the immediate needs of the area.

**Commercial
Policy B4.8**

Planned neighborhood commercial centers shall be designed to promote their role as a neighborhood/ community activity center. Accordingly, community meeting rooms, exhibition spaces, cultural facilities, child care, and other cultural/ educational functions shall be appropriate uses in and adjacent to shopping centers.

**Commercial
Policy B4.9:**

Commercial activities shall be located and designed to benefit from the access afforded by circulation system without impairing the operation of this system. To accomplish this, the City shall:

- (a) Require a traffic and circulation study for all commercial development over five acres or smaller centers, if necessary, as deemed by the City Engineer.
- (b) Prohibit points of access if they are too close to intersections and will result in unacceptable congestion or in safety hazards as determined by City staff.

- (c) Limit the number of access points and curb cuts to maintain efficient traffic operations.

**Commercial
Policy B4.10:**

The City shall adopt policies or standards addressing drive-through commercial facilities. Quantification and possible reduction of air quality, traffic safety, and visual impacts shall be considered prior to approval of drive-through facilities.

**Commercial
Policy B4.11:**

A Land Use Area Plan will be developed for the **South Escondido Corridor** commercial area (see map). The area extends from Fifth Avenue along Escondido Boulevard to south of Citracado Parkway. This area is developed with established commercial uses. The area plan shall address the following objectives:

- (a) Orientation toward pedestrian activities with emphasis on improving area streetscapes to provide continuous sidewalks, new landscaping and lighting.
- (b) Programs that encourage revitalization through the implementation of a facade-improvement program and improved off-street parking areas.
- (c) Encourage neighborhood-oriented uses with particular consideration given to discourage alcohol-dispensing and heavy traffic generating uses such as convenience markets.
- (d) Integration with Old Escondido Neighborhood Plan and the Land Use Area Plan for the residential properties west of Escondido Boulevard.
- (e) Improvements to Escondido Boulevard including street widening, removal of parking along most or all of Escondido Boulevard and drainage improvements.

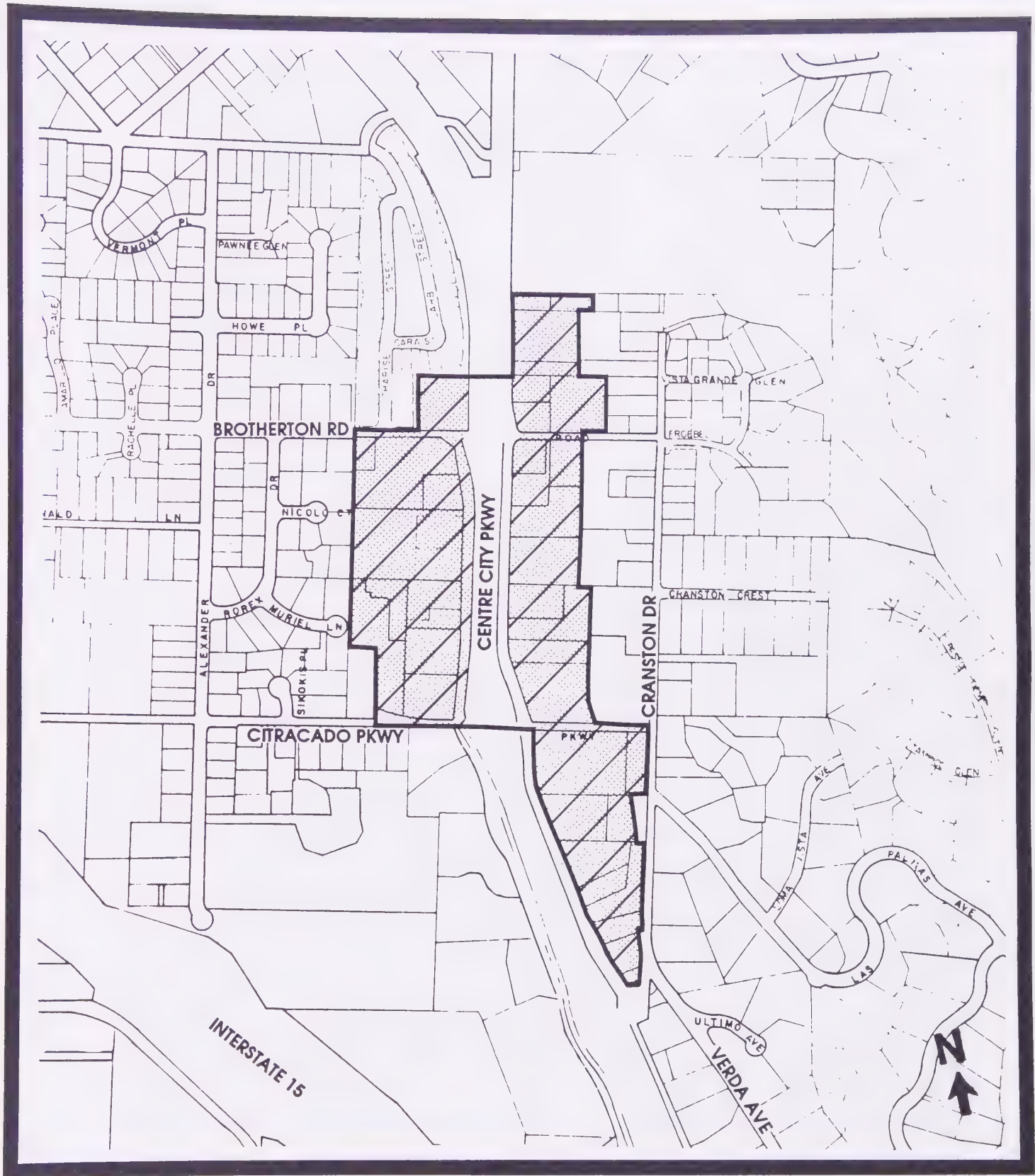
**Commercial
Policy B4.12:**

A Land Use Area Plan will be developed for the **East Valley Parkway** commercial area (see map). The area will cover the area beginning at the intersection of East Valley Parkway and Hickory and extending east along Valley parkway to Citrus Avenue. The plan will address the following objectives:

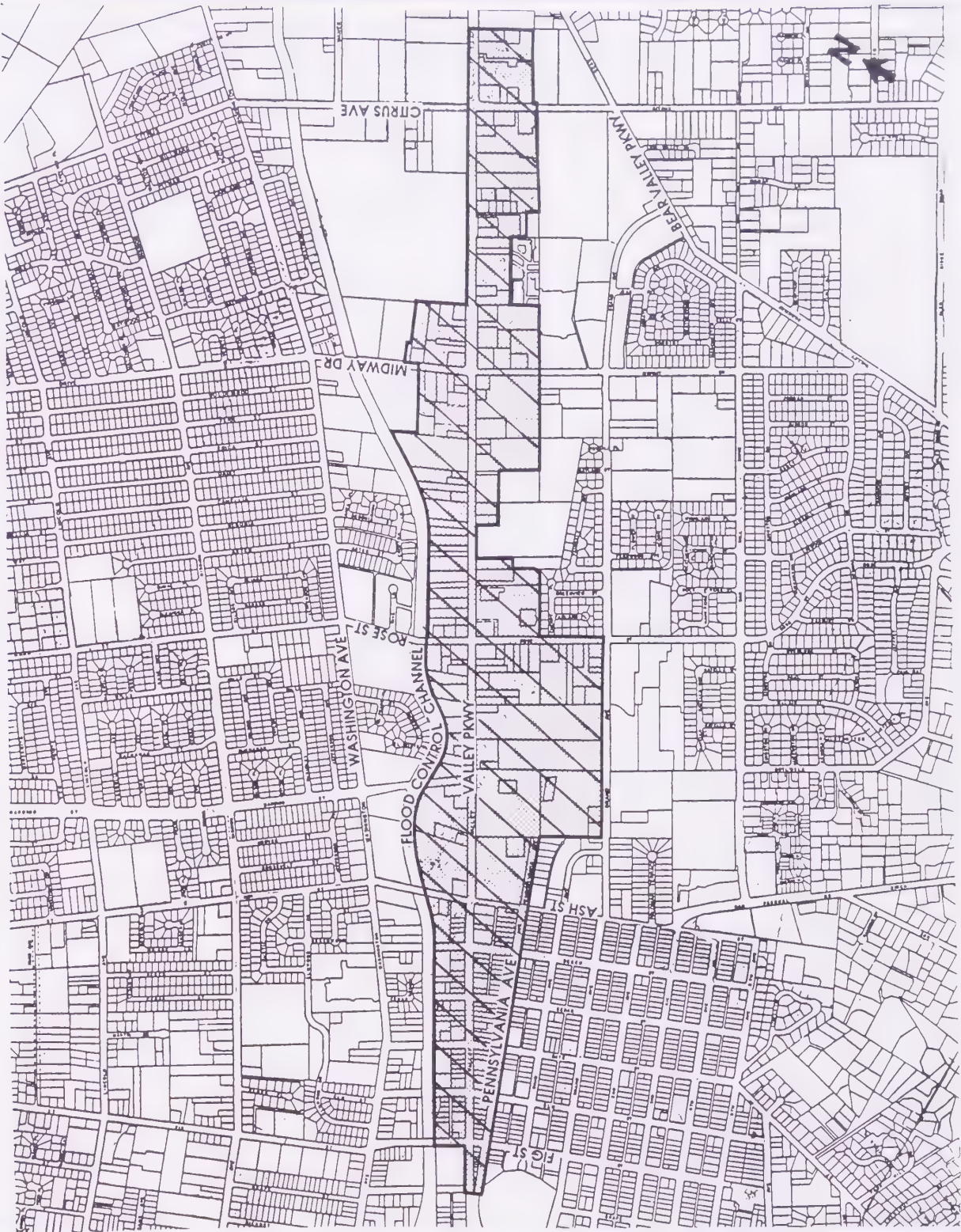
- (a) Analyze opportunities for attracting office and professional uses to the area.
- (b) Encourage the rehabilitation of existing commercial centers rather than expansion.
- (c) Seek ways of strengthening the existing establishments through facade and streetscape improvements, upgraded public and private landscaping and aesthetically-upgraded signage.



SOUTH ESCONDIDO BLVD. CORRIDOR AREA PLAN (Map 1)



SOUTH ESCONDIDO BLVD. CORRIDOR AREA PLAN (Map 2)



EAST VALLEY PKWY. COMMERCIAL AREA PLAN

- (d) Consider multiple-family residential and office uses as a replacement for some existing commercial uses.
- (e) Establish mechanisms to consolidate access points to commercial centers to improve traffic circulation.

5. Policies Regarding Industrial Development

Industrial Policy B5.1:

Two categories of industrial land uses shall be established to accommodate the need for industrial uses: Planned Industrial, and General Industrial.

- (a) **PLANNED INDUSTRIAL**—Planned Industrial developments are planned, grouped concentrations of industrial and research and development activities. They typically do not involve the outdoor activities associated with manufacturing operations. **Area Plans** for Planned Industrial uses along the freeway corridors and southwest of Downtown shall be prepared to encourage economic vitality and to improve aesthetic values. The area plans shall address (at a minimum) landscaping, design, architecture, signage, infrastructure improvements, lot consolidation incentives, code enforcement program, and recycling of buildings. **Area Plans** will be implemented through application of an overlay zone or through limited zone changes. Building character and scale shall take into account the sensitive nature of any surrounding residential areas. Building intensities should be typical of development permitted within the Industrial Park (I-P) zoning. Building heights shall be low-rise (2-3 stories), with limited mid-rise (maximum of 6 stories or 75 feet) office buildings permitted as part of the standards developed by the area plan implementation.
 - 1) The highly visible corridors along I15 and Highway 78 as well as other identified transit areas shall have area plans prepared which address the requirements of the Planned Industrial designation. The area plans shall also include provisions for mixed uses, buffers, and strict design standards to improve the aesthetic and economic environment. Existing M-1 and M-2 zoning may be retained with overlay zones and/or design guidelines adopted to meet these objectives (see **I-15/Highway 78 Corridor Plan** maps).
 - 2) The older industrial areas west of Centre City Parkway, **Centre City Corridor Plan** (see map) between Second and Sixth Avenues, shall have an area plan prepared which addresses recycling of existing uses, buffering well-established industrial uses, and providing means for mixed office and commercial.

- 3) The area plans will consider land use incentives for lot consolidation and recycling of unattractive or potentially hazardous uses.
- 4) Implementation of the area plan shall be coordinated with public improvements such as the widening of Mission and the Escondido-Oceanside light rail system.
- 5) Although an area plan is not required, the Planned Industrial area southwest of the Auto Park will continue to provide high-quality development through the design review process and Industrial Park zoning standards.
 - (b) **General Industrial**—The General Industrial land use permits a range of industrial activities, including manufacturing, wholesale, heavy commercial, and office uses. Manufacturing and assembling activities are to be conducted entirely within enclosed buildings. Where adjacent to residential uses, General Industrial areas should be designed for office uses. Building intensities should be typical of development under the City's Light Manufacturing (M-1) or General Manufacturing (M-2) zoning. Building heights should generally be low-rise (3 stories or 45 feet maximum).

**Industrial
Policy B5.2:**

The City shall adopt development standards for Planned Industrial uses. Area plans shall be prepared for development within the corridor areas cited above.

**Industrial
Policy B5.3:**

The City shall not allow new industrial land uses which produce vibration, noise, glare, heat, air pollution, and/or other environmental impact at levels that adversely affect surrounding land uses. Performance standards for each industrial land use shall be developed and included within the Zoning Ordinance.

**Industrial
Policy B5.4:**

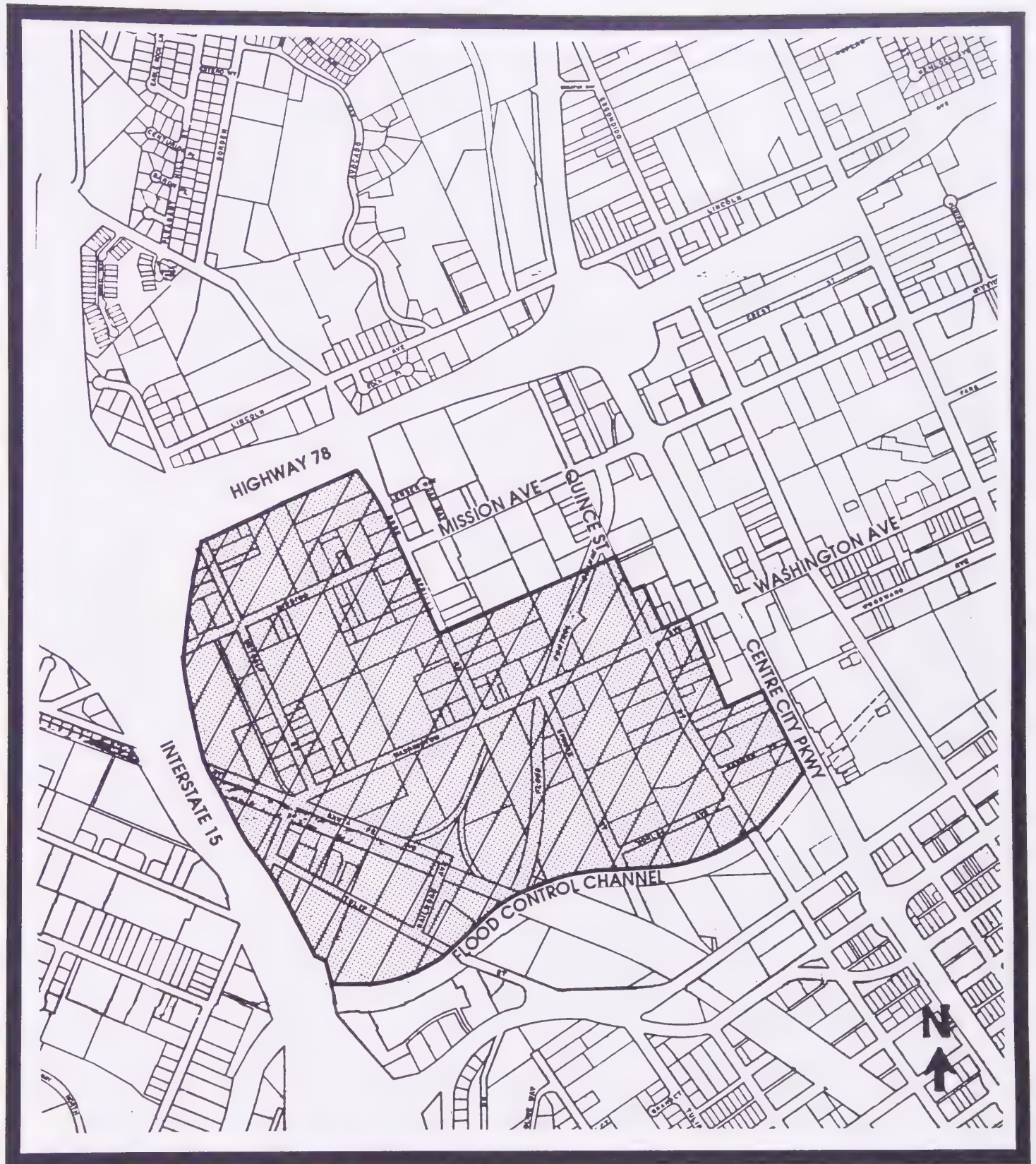
Industrial development shall incorporate measures such as building orientation, fencing or screening, access control, and noise reduction techniques to avoid negative impacts on adjacent land uses.

**Industrial
Policy B5.5:**

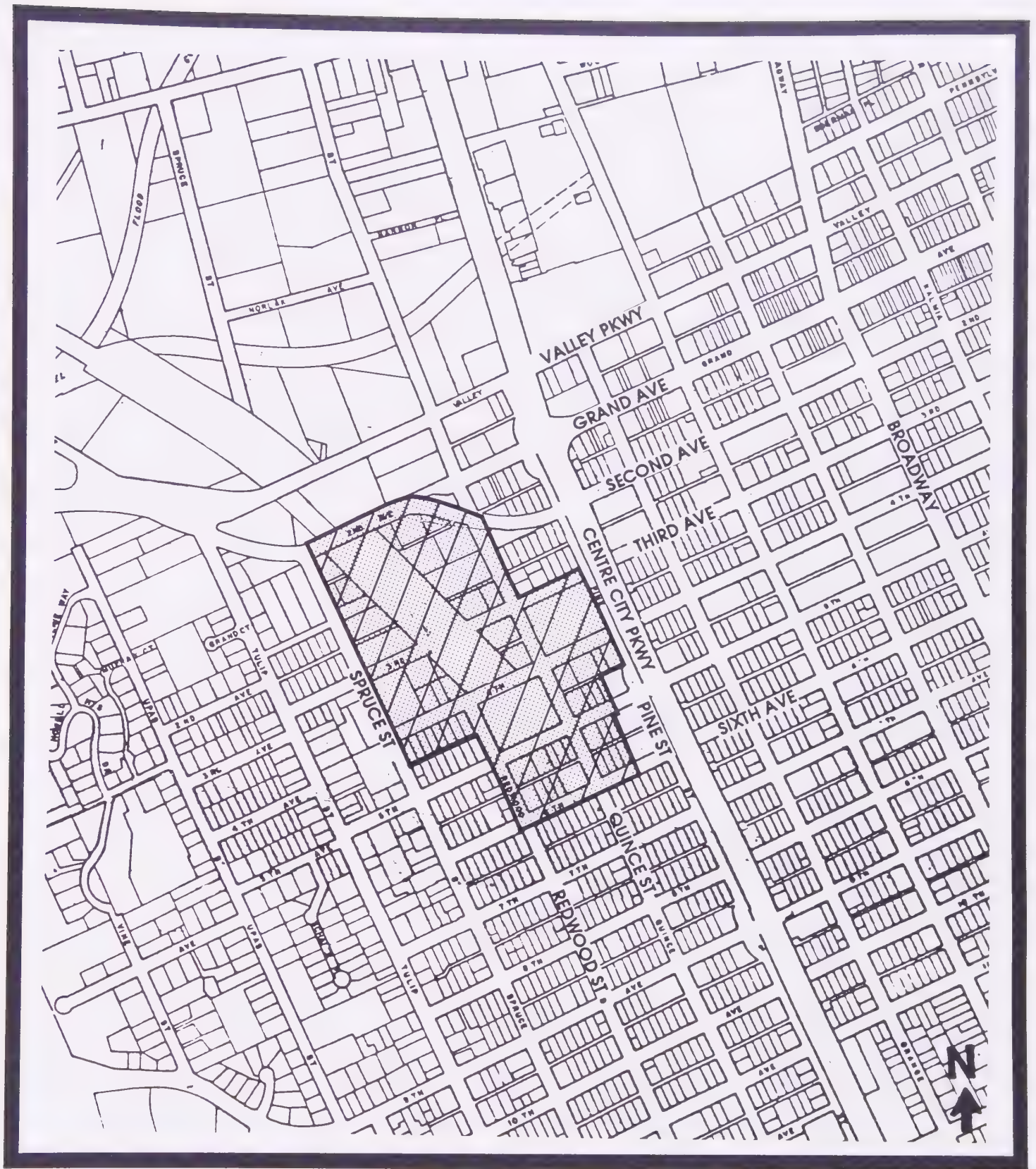
The City shall encourage development of existing industrial areas shown on the Land Use Plan and revitalization of the existing older and underutilized industrial areas.



INTERSTATE 15/HIGHWAY 78 CORRIDOR PLAN (Map 1)



INTERSTATE 15/HIGHWAY 78 CORRIDOR PLAN (Map 2)



CENTRE CITY CORRIDOR AREA PLAN

**Industrial
Policy B5.6:**

Industrial areas shall be protected from encroachment by other land uses that would diminish the supply of available industrial land in the City, except in limited circumstances where commercial or retail services are clearly intended to serve industrial uses.

**Industrial
Policy B5.7:**

The City shall require industrial areas to be developed as integrated, planned complexes. To enhance the quality of these projects, the design, including amenities for their employees, shall emphasize open space, pedestrian activity, landscaping, and attention to the siting and orientation of structures.

6. Policies Regarding Public Land Use Categories**Public Land Use
Policy B6.1:**

A **PUBLIC** category shall be used to identify existing large publicly-owned lands, water treatment facilities, and other governmental structures other than schools, where such uses occupy more than two acres. The most prevalent open spaces are City and County parks, City watershed areas, and Bureau of Land Management holdings. Any proposed land use change in this category shall conform to the surrounding land uses with respect to type of activity and intensity of development.

**Public Land Use
Policy B6.2:**

Escondido shall encourage the preservation of lands within the Planning Area that are owned by other public agencies for use as undeveloped open space, recreational purposes or mitigation banking.

**Public Land Use
Policy B6.3:**

If land used for recreational purposes or undeveloped open space within the Planning Area which is owned by another public agency becomes available for acquisition, the City shall explore options to purchase this land to retain it in its current use for possible mitigation banking purposes or to develop as additional recreational opportunities for Escondido residents.

**Public Land Use
Policy B6.4:**

To minimize public exposure to odors and public health risks from the Hale Avenue Sewage Treatment Plant, the City shall maintain a buffer zone around the plant within which development is restricted. The City should limit the amount of new residential development within this zone and should permit nonresidential uses that would not adversely impact the existing residences. Development proposals within this zone shall encourage the application of site planning and architectural layout techniques that would minimize exposure to odors.

7. Specific Planning Areas Categories

Specific Planning Area

Policy B7.1:

SPECIFIC PLANNING AREAS are intended for areas which require submittal of specific plans prior to development, as described in California Government Code Sections 65450 through 65507. In Chapter VIII, Specific Planning Areas, each Specific Planning Area is described in terms of its location, intended land use and building intensity, and development concept.

The application of the Specific Planning Area is not limited to those shown on the Land Use Plan. Additional areas may be defined by the City or can be requested by landowners/property owners. If a new Specific Planning Area is proposed, its approval shall require designation on the Land Use Plan and text appended to Chapter VIII, Specific Planning Areas, defining the location of the project, the character of the intended development, proposed land uses and intensities, and pertinent conditions or restrictions on development and demonstration of how the proposed SPA furthers the goals and objectives of the General Plan more effectively than existing designations.

NEIGHBORHOOD DESCRIPTIONS

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

Del Dios

Cloverdale

Kit Carson

Central

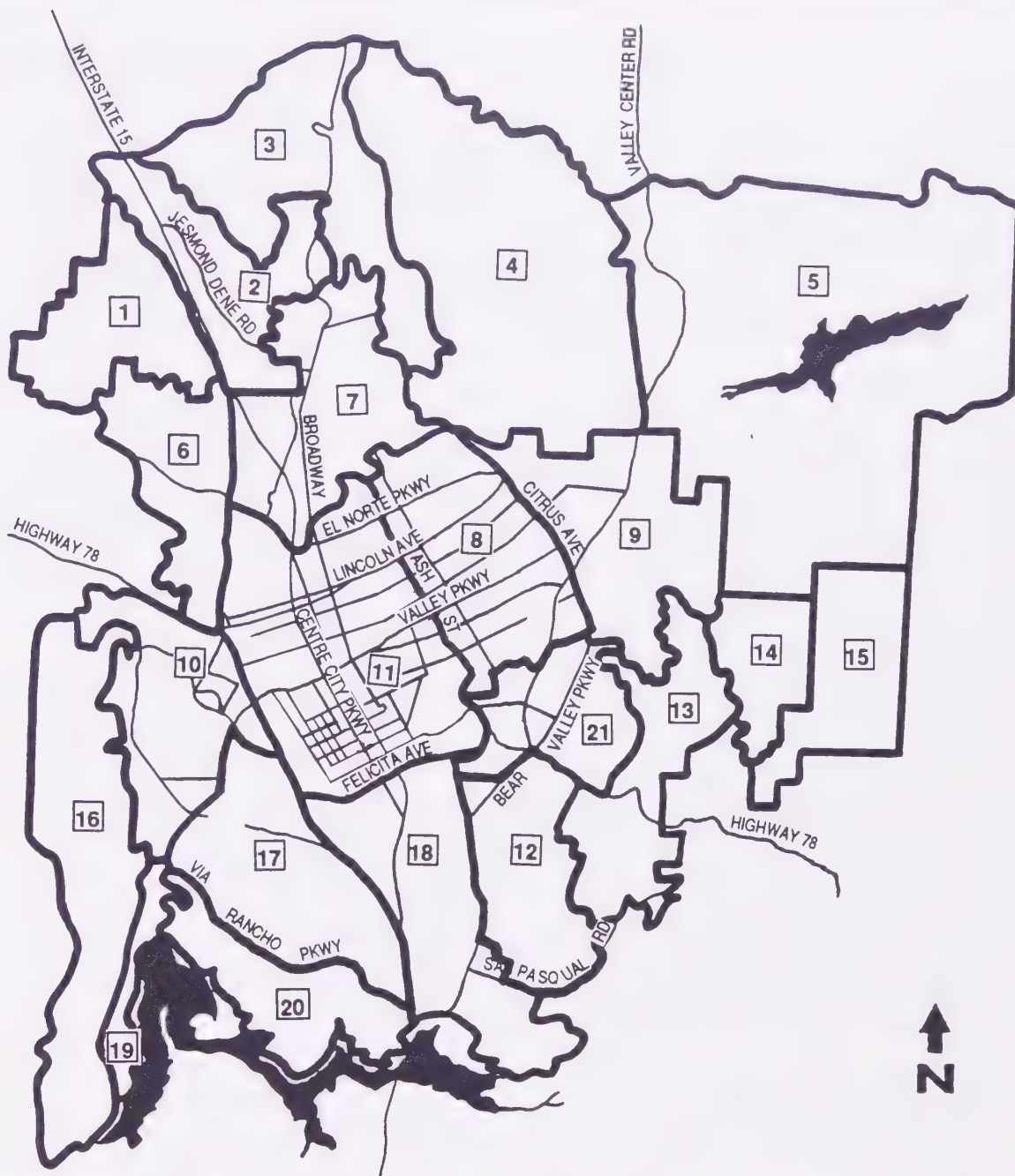
Del Dios

Cloverdale

Kit Carson

Central

Del Dios



ESCONDIDO GENERAL PLAN NEIGHBORHOOD AREAS

No.	Name	Tier	No.	Name	Tier	No.	Name	Tier
1	MESA ROCK	2C	8	MIDWAY	1	15	VALLEY VIEW	2C
2	JESMOND DENE	2B	9	EAST GROVE	2A	16	WEST RIDGE	3
3	NORTH RIDGE	3	10	VINEYARD	1	17	FELICITA	2A
4	DALEY RANCH	2C	11	CENTRAL	1	18	KIT CARSON	1
5	LAKE WOHLFORD	3	12	EAST CANYON	2B	19	DEL DIOS	2B
6	COUNTRY CLUB	1	13	SAN PASQUAL	3	20	LAKE HODGES	2B
7	NORTH BROADWAY ..	2A	14	CLOVERDALE	2C	21	EAST VALLEY	2B

Figure II-12

C. NEIGHBORHOOD DESCRIPTIONS

The City of Escondido has been divided into 21 different neighborhoods which are described in the following section. Neighborhoods are also assigned Tier designations (1, 2A, 2B, 2C or 3) for growth management purposes. The methodology of establishing the **boundaries** of each neighborhood, as described in the Growth Management Element, were established based on major streets, ridge lines, topographic contours, existing development patterns, and proposed land use designations. Any change in the boundaries of the neighborhoods will require a General Plan Amendment. The neighborhood descriptions are intended to be used as a general guide for development in the area.

The neighborhoods are intended to establish workable planning areas to implement the goals of the General Plan and, in particular, the Community Facilities Element. Provision of facilities for neighborhoods within Tier 1 will be included within the Capital Improvement Program (CIP). Neighborhoods within Tier 2 as designated by the Growth Management Element will be required to have facilities plans prepared prior to additional development. Development in Tier 3 neighborhoods will be permitted according to rural standards, but large scale development in rural areas will be evaluated by facilities needs on a case-by-case basis. Development in those neighborhoods with unincorporated County land will also require close coordination between the City and the County. For more information regarding growth management and tier designations, refer to the Growth Management Element.

1. Mesa Rock Neighborhood

The Mesa Rock neighborhood is located in the extreme northwestern portion of the City's Planning Area. Consisting of 1,660 acres with rugged terrain, the area provides extensive views in all directions. The area is primarily designated SPA to account for the Palos Vista Specific Planning Area; a master planned residential project with approximately 700 single-family detached units. Several large properties under separate ownership also exist in this neighborhood and are largely undeveloped and unimproved. Future development would be guided by comprehensively planned residential projects. Upon buildout, an estimated 1,700 to 1,900 people will reside in the area.

The primary access to this area is provided by Bougher Road, which services the Palos Vista project; and Mesa Rock Road, which parallels the I15 freeway.

Since the area is designated as a "new community" in the Growth Management Element, future specific plans will be required to address public facility and service needs as a self-contained development. This neighborhood is designated as a "Tier 2C" in the Growth Management Element.

2. Jesmond Dene Neighborhood

The Jesmond Dene subarea is located in the northern portion of the community encompassing 1,800 acres. The topography is varied with gently rolling hills and level rally areas. Jesmond Dene Creek traverses this subarea along the western portion of the neighborhood.

A variety of land uses exist within the neighborhood. Several properties are under commercial agricultural production either as citrus or avocado groves or commercial nursery operations. A golf driving range and mobile home park are located in

this subarea, but the predominate land use is single-family residential on 1-5-acre lots. Upon buildout of the General Plan an estimated range of 1,000 to 1,600 residents will live in this subarea.

Two main streets provide vehicular circulation throughout this neighborhood; North Broadway and Jesmond Dene Road. Each travelling in a north-south direction. Interstate 15 borders this subarea on the west providing the City with its main transportation corridor.

The General Plan land use designations of Estate I for this subarea reflect the existing pattern of development. The Rural II Designation between I-15 and Jesmond Dene Road is in recognition of the environmental sensitivity of the Jesmond Dene Creek area. In general, large estate size lots and agricultural uses will be encouraged throughout this area. This neighborhood is designated as a Tier 2B in the Growth Management Element.

3. Northridge Neighborhood

The Northridge neighborhood is located in the northern portion of the General Plan area. It comprises approximately 2,900 acres and is largely rural in development.

The topography is generally steep with a major valley finger extending from the south dividing the neighborhood. The steep slopes level out and contain small valley areas as one travels north. The county community of Mountain Meadows is located in the northern portion of this neighborhood. Upon buildout of the General Plan, approximately 500 to 600 people will reside in the Northridge neighborhood.

Two main arterial streets serve this area; Mountain Meadow Road and North Broadway, which link the area with I-15 and the urbanized city to the south.

The General Plan land use designations for this neighborhood tier generally reflect existing land use patterns. The extensive use of Rural I and Rural II designations reflect the steep topography, environmental constraints and remoteness of this neighborhood. This neighborhood is designated as a Tier 3 in the Growth Management Element.

4. Daley Ranch

The Daley Ranch neighborhood is located to the north of the urbanized central Escondido Valley. Consisting of 5,300 acres, its mountainous terrain provides a backdrop for the city which helped name Escondido as "Hidden Valley."

Largely undeveloped, the land uses planned for this neighborhood tier are largely rural and estate in nature. Within the Daley Ranch Specific Plan, development may occur on smaller clustered lots and as attached units sensitive to open space preservation and community viewshed. Several properties in this neighborhood are still in agricultural production, and the City's General Plan contains policies to encourage the continuance of this use. Lake Dixon, a major recreational and watershed facility, is located in the southern portion of this neighborhood and provides picnicking, camping, fishing, boating, and hiking opportunities as well as containment of one of the city's water sources and filtration facility. Two main streets serve this area: Vista Avenue and LaHonda Drive which extends only to the Lake Dixon facility. Future extensions of these streets will be in conjunction with development planned for the area. Upon buildout of the General Plan,

approximately 4,800 residents will live in the Daley Ranch neighborhood.* Additional density may be permitted through a development agreement as described below.

Within Specific Planning Area Number Two (SPA #2) “The Daley Ranch SPA” is 3,048 acres of undeveloped property under single ownership which will develop under a “master plan” concept. The General Plan Land-Use Designations will accommodate 1,400 to 1,700 clustered dwelling units and rural and estate development. Development standards will limit construction in community viewshed areas with the bulk of residential units concentrated internally toward the inland valleys. A championship golf course, country club, inn and neighborhood commercial center are also envisioned by the applicant. Increased yields above 1,700 dwelling units would only be appropriate through a Development Agreement based on community benefit above and beyond the impacts of the project itself. This neighborhood will be developed in a very high quality manner with sensitivity to the natural setting. This neighborhood is designated as a Tier 2C in the Growth Management Element.

**Note: The 4,800 residents projected for buildout of the General Plan is based upon 1,700 dwelling units constructed within SPA #2.*

5. Lake Wohlford Neighborhood

The Lake Wohlford neighborhood is located in the northeastern-most portion of the General Plan area. Comprising approximately 9,140 acres, it is the largest neighborhood tier in the city’s General Plan, and the most rural in development. Much of the area is publicly owned.

The predominant land use in this neighborhood is rural residential. The area contains Lake Wohlford, a major recreational facility supported by the City, as well as two Indian reservations, and significant environmentally sensitive lands. The topography is generally steep with small interspersed valley areas as the elevation rises toward the community of Valley Center. Upon buildout of the General Plan, less than 1,000 people will reside in the Lake Wohlford neighborhood; however, it is not expected that this area will fully develop due to environmental constraints. Two main arterial streets provide vehicular circulation for the area: Valley Center Parkway and Lake Wohlford Road which link the city with communities in the Palomar Mountain area.

The General Plan Land Use Designations for this neighborhood tier generally reflect existing land-use patterns. The extensive use of rural designations reflect the steep topography, environmental constraints, and remoteness of this neighborhood. The Lake Wohlford neighborhood contains the largest acreage devoted to public uses under City ownership. Much of this land use is centered around Lake Wohlford and Valley Center Parkway and is environmentally sensitive in nature. It is intended to incorporate these areas into the City’s extensive parks and recreation system with trails, camping, and open space preserves. This neighborhood is designated as a Tier 3 in the Growth Management Element.

6. Country Club Neighborhood

The Country Club neighborhood is comprised of approximately 1,500 acres and is located west of I15, north of Highway 78 and south of the Vista Flume. The Escondido Country Club is a main focus of the area.

The primary access routes which serve the neighborhood are El Norte Parkway, which is designated as a major street, and Country Club Lane, which is designated as a collector street. Rock Springs Road and Nordahl provide circulation streets to the areas south of El Norte Parkway.

Land use designations in the General Plan reflect the existing development patterns. The estimated population at buildout is expected to range from 10,000 to 11,500.

The Country Club neighborhood is designated as a Tier 1, in the Growth Management Element, due to the relatively small amount of vacant land remaining.

7. North Broadway Neighborhood

The North Broadway neighborhood is located in the northern portion of the Escondido Valley, comprising 2,150 acres. This subarea contains gently rolling topography and provides the transition from rural land uses in the south to rural and agricultural land uses in the north.

A variety of land uses exist within this neighborhood. Rural and agricultural land uses are predominate in the northern portions of this subarea. Travelling south toward the Central Neighborhood Subarea, suburban and multifamily residential development prevail. In addition, two elementary and a high school and commercial centers are located within this neighborhood. Upon buildout of the General Plan, approximately 13,000 to 15,000 residents will live in this area.

Several main arterial streets traverse the North Broadway neighborhood: Centre City Parkway, El Norte Parkway, North Broadway, Rincon and Country Club Drive provide the circulation framework for the area.

The General Plan land use designations, for the developed areas generally reflect existing land use patterns, will act to preserve the character of development. The preservation of rural and estate land uses in the northern portion of this subarea will encourage agricultural uses to continue operating. This neighborhood is designated as a Tier 2A in the Growth Management Element.

8. Midway Neighborhood

The Midway neighborhood is located in the central portion of the Escondido Valley comprising approximately 2,300 acres. Since it is immediately adjacent to the downtown area, it was one of the first areas of the community to experience development as the City expanded eastward in the valley.

A multitude of land uses exist in this subarea. Since the Midway neighborhood is one of the most established areas of the community, single-family, multifamily, commercial and office uses are in a relatively high concentration. The topography is level in the central portion of this subarea and rises in the northern and southern sections. This is an important factor in the distribution of land uses allowing density and intensity of development to diminish in the northern and southern areas. The Escondido Creek flood control channel traverses the area from east to west providing the main drainage facility. The area developed primarily during the 1960's and 1970's. New development will occur through infilling and redevelopment. Upon buildout of the General Plan, 27,000 to 30,000 people will reside in the Midway neighborhood.

The streets in this subarea form a gridiron pattern. Traversing north/south are Ash and Rose Street with Midway Drive on the east. East/west streets include: El Norte Parkway, Lincoln, Mission, Washington, and Grand Avenues, with Oak Hill Drive on the south. Valley Parkway is the major east/west street and is developed with commercial and office establishments.

The General Plan land use designations generally reflect the existing land use patterns and are intended to preserve the character of the area. The commercial development in the middle of the neighborhood is surrounded by higher density residential uses. Land use designations beyond the commercial core and surrounding higher density residential uses are lower in density. This neighborhood is designated as Tier 1 in the Growth Management Element.

9. East Grove

The East Grove neighborhood is located at the eastern edge of the Escondido Valley, comprising approximately 2,290 acres. It is the gateway to the city from the Valley Center, Pauma Valley areas and provides an urban to rural transition for eastbound travelers leaving the city.

A variety of land uses exist within this neighborhood. The eastern and northern mountains which provide a backdrop are currently under agricultural production or very low density residential development. As the topography levels, estate, suburban, and urban land uses are predominant. Escondido Creek flood control channel traverses the area from southwest to northeast providing the main drainage facility. In addition, schools, a cemetery, commercial shopping center, and Mountain View community park are located within the East Grove neighborhood. Upon buildout of the General Plan, approximately 9,000-11,000 people will reside in the East Grove neighborhood.

Three main arterial streets traverse the East Grove neighborhood: Washington Avenue (El Norte Parkway), Valley Parkway, and Bear Valley Parkway. All three converge into Valley Center Road heading toward Valley Center and Palomar Mountain. Other small residential streets feed into these three arterials which provide the circulation framework for the area.

The General Plan's land-use designations for the developed areas of this neighborhood generally reflect existing land-use patterns to preserve the character of development. The eastern portions have been designated for estate densities which will buffer the suburban and urban development to the west from the steeper sloped rural properties to the east where existing agricultural uses will be encouraged to continue.

A Specific Planning Area, "The Northeast Gateway," is a largely undeveloped area under multiple ownership which is planned for a golf course or public facility integrated with low-density, single-family residential. The development will provide recreational opportunities for the city and act as an attractive entry to the city. This neighborhood is designated as a Tier 2A in the Growth Management Element.

10. Vineyard Neighborhood

The Vineyard subarea encompasses approximately 1,800 acres and is located west of I-15. It is bounded on the north by Highway 78, on the south by Valley Parkway, and on the west by the existing city limits. The topography of the area is varied,

with the eastern portions, where development has already occurred, being flatter and with sloping areas in the south and southwestern portions. The western portion of the site is characterized by two moderately sloping ridge lines with some slope areas over 30 percent. Existing land uses are predominately Industrial. The area contains 300+ acres of vacant land which is planned for industrial also.

This area includes the Del Dios school site and the Escondido Auto Park as well as commercial and multifamily uses. Population at buildout is expected to be approximately 500 people. Proposed land use designations include planned and general commercial uses adjacent to I-15 and north of 11th Avenue and along a small portion of Highway 78 at the western limit of the city. The remainder of the area, except for small portions designated for Estate II uses and located at the extreme western limit of the subarea, is designated for industrial uses.

The Vineyard subarea also includes the Harmony Grove Specific Plan Area. This SPA encompasses 160 acres near Kauna Loa and Country Club Drive. This General Plan includes guidelines to ensure a high quality industrial park for the Harmony Grove SPA. This neighborhood is designated as Tier 1 within the Growth Management Element.

11. Central Neighborhood of Escondido

The central neighborhood of Escondido represents the urban core of the City, both from a historical and modern day perspective. The entire area encompasses approximately 3,700 acres. The section of Grand Avenue, bordered on the west by Centre City Parkway and on the east by Valley Boulevard, is the original commercial and professional strip for the community. Grand Avenue and the surrounding downtown are now the focus of a revitalization effort. In addition, a downtown specific plan will guide both present and future uses in the area, anchored by the new civic center.

There are three main streets that divide the neighborhood from north to south: Broadway, Escondido Boulevard, and Centre City Parkway. The uses that border Escondido Boulevard and Centre City Parkway are primarily commercial with some older single family residential and multifamily interspersed. The southerly terminus of Broadway is in an area identified as the Old Escondido neighborhood. This is an established single family residential neighborhood with a high concentration of historic structures. To the north, Broadway is bordered by commercial uses ranging from mid-sized shopping centers to auto related sales.

The neighborhood is divided east to west by Valley Parkway, Mission and Washington Avenues. These major roads are bordered by a combination of commercial and residential uses. The western border of the neighborhood is delineated by Interstate 15. Bordering I-15 are some older established industrial uses that relate to the agricultural predominance that the community was once known for. In the vicinity of I-15 and El Norte Parkway, there are several existing high density, multifamily residential developments.

The General Plan land use designations for the neighborhood reflect, to a large extent, the developed and established character of the neighborhood. There are comprehensive planning areas detailed later in this land use element: The Old Escondido neighborhood; the South Escondido corridor commercial area; and a residential revitalization area between Escondido Boulevard and Centre City Parkway. Planned industrial is designated for a portion of the existing industrial

development, so that recycling of uses in this area will result in a higher quality of industrial and nonindustrial development.

Due to the developed character of the neighborhood, many of the public facilities are constructed to their capacity. Transportation system management measures will be implemented in this area to meet the quality of life standard for circulation. Grape Day Park serves as the major community park for the neighborhood. Creation of small "pocket parks" could help meet the open space needs of individual neighborhoods. An "urban" trail system described in the open space element will connect to the Old Escondido neighborhood to provide for a path through the historic neighborhoods. The overall nature of planning efforts in this neighborhood will focus on preservation and revitalization. This neighborhood is designated Tier 1 in the Growth Management Element.

12. East Canyon Neighborhood

The East Canyon area includes approximately 1,700 acres and is roughly bounded by Bear Valley Parkway on the west and San Pasqual Valley Road (Highway 78) on the north. The eastern boundary extends beyond the City limits and includes unincorporated County territory. The topography of the entire area is varied and generally consists of a narrow valley.

Land use designations in the City's General Plan include Estate II designations along the western boundary. The areas along the eastern and northern limits are designated as Estate I and act as a buffer for the steeper-sloped, more rural territory in the San Pasqual Neighborhood.

Although approximately 300 acres in this area are vacant, the potential for future development is greater than the estimated range. Due to conversion of agricultural land and an intensification of existing undeveloped lots, an increase of 500 to 650 additional dwelling units is projected for the entire East Canyon Neighborhood. A major constraint to future development is the large number of septic systems. Full buildout will likely be at rural or semi-rural densities. The area is a Transitional Tier 2B in the Growth Management Element requiring coordination with the County regarding future development and the provision for public facilities.

13. San Pasqual Neighborhood

The San Pasqual neighborhood is located in the southeastern portion of the City's Planning Area. It comprises approximately 1,825 acres and provides the transition from agricultural land uses in the San Pasqual Valley to rural and urban land uses within the city.

The topography is varied in this neighborhood which consists of a variety of small valleys and gentle hills, as well as Hogback Mountain rising to an elevation of 1,200 feet. Only two land uses are planned for the San Pasqual neighborhood: Rural II and a small Planned Commercial area. Upon buildout of the General Plan, approximately 600-800 residents will live in this neighborhood.

Two main streets provide vehicular circulation for this area. San Pasqual Valley Road (State Route 78) is the main east-west arterial in this neighborhood which links Escondido with Ramona, Julian, and other east county communities. The other major street, San Pasqual Road, is routed around the southeastern edge of this neighborhood, linking the area to Bear Valley Parkway and Interstate 15 to the west.

The General Plan land-use designations for the San Pasqual neighborhood generally reflect existing land-use patterns which will act to preserve the character of development. Currently 2-, 4-, and 8-acre parcels are the predominate land-use pattern. Several larger parcels under agricultural production are expected to eventually subdivide. A 15-acre site for Planned Commercial has been reserved at the southwest corner of State Route 78 and San Pasqual Road. This commercial facility is intended to serve the surrounding residential development planned for the southeastern portions of Escondido. This neighborhood is designated Tier 2B in the Growth Management Element.

14. Cloverdale Neighborhood

The Cloverdale neighborhood is located in the eastern portion of the City's planning area. Consisting of approximately 900 acres, it is entirely master planned as the Eaglecrest Specific Plan which will contain 580 homes.

The dominant land use within this neighborhood is single family in nature with lots ranging from 6,000 square feet to over an acre in size. The master plan calls for a championship length private golf course which will incorporate Cloverdale Creek, traversing the western portion of the neighborhood. The north and east side of the development backs up to steep terrain, providing a dramatic backdrop for the project. Upon buildout of this project, an anticipated 1,415 people will live in this neighborhood.

The project is served by Cloverdale Road and Rockwood Road which extends from Highway 78 to the south. The Development Agreement for the project calls for dedication of 34+ acres south of Rockwood Road to the city for future public facility. Continued maintenance of wetland habitat is an important feature of the neighborhood. This neighborhood is designated as Tier 2C in the Growth Management Element.

15. Valley View Neighborhood

The Valley View neighborhood is located in the extreme eastern portion of the City's Planning Area. Consisting of 1,573 acres with rugged terrain providing sweeping vistas, the entire area is designated as a Specific Planning Area in anticipation of a comprehensive plan to guide future development. The area is currently under several ownerships and is largely undeveloped and unimproved. The SPA would be developed as an upscale residential single-family development with a comprehensively planned open-space system. Upon buildout, an estimated 770 people will live in this neighborhood.* Alternatively, the Specific Plan may include a destination resort.

The primary access to this area is provided by Rockwood Road (a County of San Diego Circulation Element street) which extends through the Cloverdale neighborhood from the west. This roadway would be extended through this neighborhood to provide access for properties to the east.

The area is designated as a “new community” in the Growth Management Element. The future specific plans will, therefore, address public facility and service needs as a self-contained development. This neighborhood is designated as a Tier 2C in the Growth Management Element.

**NOTE: The 770 residents projected for buildout is based upon Rural II densities. Increased yields would be appropriate only through a Development Agreement based on community benefit above and beyond the impacts of the project.*

16. Westridge Neighborhood

The Westridge neighborhood is located in the southwestern portion of the City. It consists of approximately 2,900 acres and is bounded on the east by Del Dios Highway, on the west by the Planning area boundary, and on the north by industrial uses along Highway 78. The Westridge neighborhood can be roughly divided into a northern and a southern section based on topography and existing land uses.

A majority (60 percent) of this neighborhood remains as vacant land. Only 15percent or approximately 450 acres are residential uses, including a small mobile home park. Another 15 percent is used for agricultural purposes. An 80-acre rock quarry is also located within this neighborhood.

Due to the steep slopes and generally undeveloped nature of the areas east of Del Dios Highway, there are few existing roads. The northern portion is served by Harmony Grove Road, Country Club Drive and Citracado.

The General Plan land use designations are Rural I and Estates I and II. These designations reflect the rugged topography and land use patterns. Currently, the Westridge neighborhood contains 331 units with an estimated population of 965. Under the General Plan designations, the population at buildout is expected to range between 1,000 to 1,600, which is an increase of 60percent.

The neighborhood is designated as Tier 3 in the Growth Management Element.

17. Felicita Neighborhood

The Felicita neighborhood is located in the southwest portion of the city. Comprising approximately 2,200 acres, it is bounded by I-15 on the east, Del Dios Highway to the west, Via Rancho Parkway to the south, and 9th Avenue to the north. There are approximately 3,000 existing dwelling units in the neighborhood, and one-third are located in the County of San Diego. These units are primarily single-family residences occupying lots that average 10,000-20,000 square feet in size. Buildout of the area is anticipated to be at 3,770 units.

The overall character of the neighborhood is best described as semi-rural. There is a large stock of older single-family residences on large lots that accommodate horses and other livestock. There are a few large single-family tracts that have been developed in the past five years with homes on half-acre sites. North of 11th Avenue, the development character of this area changes. Two-story multifamily developments along with some planned commercial uses are in this vicinity.

Felicita Park, located in the County, is in the south central portion of this neighborhood. The Chatam Brothers site, a hazardous waste site (currently being cleaned up

by the State Department of Health Services), is located at the southwest corner of Gamble and Bernardo Avenues. Any development proposed within a "border zone" area must be reviewed by the State until the site is certified for an alternative land use by the State.

The General Plan land-use designations for this neighborhood are primarily Estate 1 and Estate 2, reflecting the existing land use patterns in the area.

Although the neighborhood is approximately 75 percent built-out, there are public facilities in the area that are not fully improved. Citracado Parkway, a major east-west arterial in the city, is only partially developed. The neighborhood is designated as a Tier 2A in the Growth Management Element. The development in this area will be required to participate in the appropriate financing mechanisms that will allow for the necessary public facilities to be built to quality-of-life standards per the subarea facilities plan (see Growth Management Element).

18. Kit Carson Neighborhood

The Kit Carson neighborhood is located in the southern portion of the community and is dominated by Kit Carson Park, a 300-acre park which includes elements that provide regional and community benefits. The park has several athletic fields, a theatre for outdoor productions, picnic areas, and walking trails that will connect to the proposed city-wide trail system. This neighborhood also includes the San Pasqual High School and a new municipal golf course.

The area is approximately 2,000 acres and bordered by Via Rancho Parkway to the south, I-15 to the west, 17th Street to the north, and Bear Valley Parkway to the east. The Sonata development and Sierra Linda Drive, east of Bear Valley Parkway, are also included in this neighborhood.

The neighborhood has a variety of commercial uses ranging from North County Fair, a regional shopping center located in the southern portion of the neighborhood, to local serving shopping centers located around the intersection of Centre City Parkway and 17th (or Felicita). There are also established visitor serving uses along the southern portion of Centre City Parkway.

The General Plan land-use designations of the neighborhood reflect its developed character. The residential developments surrounding Kit Carson Park are Estate 2. The neighborhoods located west of Centre City Parkway are designated Suburban, reflecting the older existing single-family residences on average 10,000-square-foot lots, and the pockets of multifamily development located along Centre City Parkway are designated as Urban 1.

This neighborhood is designated as Tier 1 in the Growth Management Element. As a result, many of the public facilities are developed to their capacity. Kit Carson Park serves as the community park for this neighborhood and the city. Transportation management systems within this neighborhood will be implemented to achieve the quality-of-life standard for circulation.

19. Del Dios Neighborhood

An unincorporated community of Del Dios is located south of the city limits of Escondido and west of Lake Hodges. It is bounded on the west by Del Dios

Highway, on the east and south by Lake Hodges, and on the north by Via Rancho Parkway.

The topography is a continuation of the steeper sloping areas to the west. Because of the topography, the lake and existing roadways, Del Dios has clearly defined community boundaries. There are approximately 440 acres of land within the boundaries described above.

There are no industrial uses, and commercial uses are limited to two restaurants. Over 80 percent of the Del Dios neighborhood is designated in the City's General Plan for Rural II designations, permitting two-acre minimum lot sizes. If all the vacant land remaining with the community were developed with two-acre lots, a maximum of 140 additional units could be built. Since this number does not account for intensification of underdeveloped lots, slope descriptions, individual design choice, and other issues which would reduce the gross buildable area, the actual number of potential units will vary; however, incremental growth is expected in the area based on past trends.

Constraints to development include the provision of public services. Water is provided through a private water company while sewer is provided by septic systems. Although no substantial problems with septic systems are known at this time, a potential for negative impacts from septic systems to Lake Hodges might prove to be a barrier to future development. Fire service is provided by the Rancho Santa Fe Fire Protection District, which maintains a volunteer fire station in Del Dios.

Lake Drive is roughly parallel to the western shore of Lake Hodges, and Del Dios Highway is the primary internal street. Both streets extend westward to Del Dios Highway and are narrow, unimproved roadways of steep gradients.

The neighborhood is currently outside the Escondido sphere of influence and designated as Tier 3 in the Growth Management Element. Future annexation into the City will require careful evaluation of public facility and service needs and mechanisms to attain appropriate service levels.

20. Lake Hodges Neighborhood

The Lake Hodges area is bounded on the north by Via Rancho Parkway, on the south by Lake Hodges, on the west by Lake Drive, and on the east by I-15. The most visible topographical feature of this area is Bernardo Mountain, which has slopes of 20-60% and elevations ranging from 400 to 1,100 feet above mean sea level. The remainder of this area consists of a series of ridge tops and steeply sloped, north-and-south trending canyons. The total acreage within the Lake Hodges area is approximately 1,400 acres with an estimated population of 2,050. Only the eastern one-third of the site is within the City of Escondido. The portions of the Lake Hodges area within the City limits are highly visible from the I-15 corridor. The remainder of this area is within the County of San Diego. The extreme western portions are generally vacant, while the areas located to the east are developed with large-lot residential uses.

Over fifty percent of the entire Lake Hodges area is vacant. Forty-six percent is developed as single-family residences for a total of approximately 1,000 units. Two percent or 29 acres is used for agricultural purposes. Topography provides some limits to potential growth of the area; however, it is estimated that up to 900 additional units could be built under maximum yields. The City's General Plan desig-

nates Rural I and Rural II uses for the areas adjacent to Lake Hodges and Estate I and Estate II uses along Via Rancho Parkway.

The Bernardo Mountain SPA description in the General Plan contains specific guidelines for preparation of development plans for the remaining portions of the SPA. Currently, the development agreement for the Bernardo Mountain Specific Plan allows 82 units on approximately 48 acres. A limited area in the remaining portion of this SPA may be developed at very low densities.

Via Rancho Parkway provides the primary east-west access route through this sub-area. The remaining streets are designed to serve individual homes in existing developments. This neighborhood is designated as a Tier 2B in the Growth Management Element.

21. East Valley Neighborhood

The East Valley Neighborhood includes approximately 1,600 acres and is roughly bounded by San Pasqual Valley Road and Encino Drive on the west, Boyle Avenue and Glenridge Road on the north, and Eldorado Drive on the south. The eastern boundary extends beyond the city limits and includes unincorporated county territory. The topography is varied and generally consists of a broad valley with Citrus Avenue traversing in a north-south direction.

Land use designations in the City's General Plan include Suburban and Estate I and II designations. The areas along the eastern limits are designated Estate I and act as a buffer for the more rural territory in the San Pasqual Neighborhood.

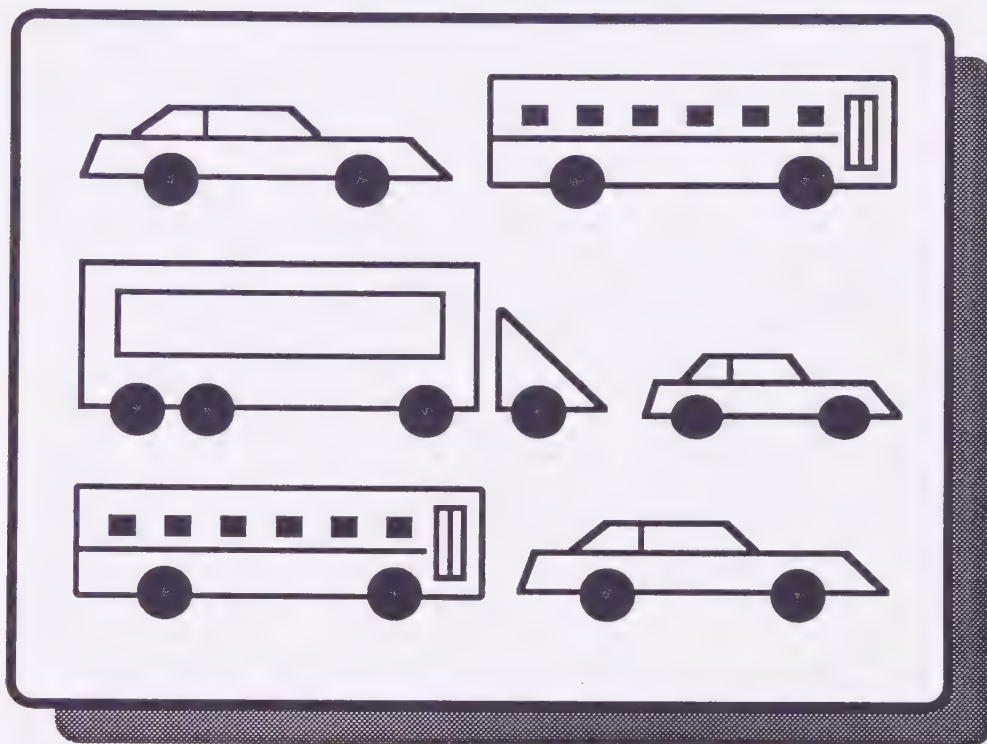
Approximately 200 acres in this area are classified as vacant, and the potential for future development is significant. With the conversion of agricultural land and an indensification of existing undeveloped lots, an increase of 500-600 additional dwelling units is projected for the entire East Valley Neighborhood. One major constraint to future development is the large number of septic systems. Much of the East Valley area is currently under a building moratorium restricting development due to lack of sufficient septic system compatibility. Full buildout will be at rural or semi rural densities unless sewer is made available through annexation. This neighborhood is a Transitional Tier 2B in the Growth Management Element requiring coordination with the county regarding future development and the provision for public facilities.

22. Policies Regarding Neighborhood Tier Areas

Tier

Policy C 22.1: Each neighborhood tier (subarea) boundary, as reflected in the Growth Management Element, is recognized as an individual neighborhood. Facilities Plans, Capital Improvements Plans and other financing will guide development in these areas ensuring each neighborhood is adequately provided with public facilities. Some neighborhoods will have Land Use Area Plans prepared which focus on smaller subareas to identify special considerations to enhance, preserve, restore or rehabilitate existing neighborhoods and facilities.

CIRCULATION / TRANSPORTATION



D. CIRCULATION/TRANSPORTATION

The Circulation Plan and policies provide for the transportation needs of the community and subregion by implementing a circulation system which provides a high level of mobility, efficiency, access, and safety for all modes and purposes of trips. These modes may include, but not be limited to, automobiles, trucks, buses, bicycles, pedestrian, and rail. The intent of this section is to insure that the siting and development of new facilities is coordinated with future population growth and provides a balanced mix of transportation resources to the community.

1. Policies Regarding Land Use and Circulation

The City's circulation system does not stand on its own but is an integral part of the overall land use planning for the City. It also must function as a link in the regional transportation system. The following policies are intended to direct City efforts to promote this integration of the circulation system with citywide land use policies and the regional transportation system.

Circulation

Policy D1.1: The City's Circulation Plan, the graphic component of the Circulation Element, is designed to provide the accessibility necessary to serve the specific land uses proposed by the Land Use Plan and regional travel needs (see exhibit).

Circulation

Policy D1.2: The City shall support a balanced use of travel modes to address the transportation needs of all ages and to provide mobility for a variety of trip purposes. The City shall generally recognize the following priorities for new transportation facilities, in descending order: vehicular, transit, pedestrian, bicycle, and freight movement.

Circulation

Policy D1.3: The City shall work with the adjacent communities and agencies of San Marcos and San Diego, the County of San Diego, Caltrans, North County Transit District (NCTD), SANDAG and other appropriate agencies to provide the maximum compatibility of adopted circulation plans.

Circulation

Policy D1.4: The City's circulation system shall promote efficient intra- and inter-city travel to minimize disruption of established developments.

2. Policies Regarding the Street Network

The network of roadways throughout the City is the backbone of the transportation system. The street system is used for vehicular, bicycle, transit, pedestrian, and freight movement throughout the City. It is essential to define this system in a manner that each roadway functions consistently with its intended use. The policies contained in this section are intended to encourage design standards which promote the efficiency and safety of the circulation system.

**Circulation
Policy D2.1:**

The City shall plan, design, and implement a street system that recognizes the importance of the use and function of each street classification. These street classifications include Prime Arterial, Major Road, Collector street, and Local Collector. The function of each is described below and the general alignments of the Prime Arterial, Major Road, Collector street, and certain Local Collector streets are shown on the Circulation Plan. These classifications may be modified due to environmental issues, physical design constraints, impacts upon existing structures and neighborhoods and freeway interchange impacts.

- (a) **Prime Arterial**—The main function of this classification is to provide regional, subregional, and intracity travel services. Features include high design standards with six to eight travel lanes, raised landscaped medians, very limited access, and no parking.
- (b) **Major Road**—Major Roads should be long and continuous, offering intracity and subregional service. Access control and parking restrictions are important to assure proper function of this roadway. Typical standards include the provision for four to six travel lanes, no parking, and a raised and landscaped median for added safety and efficiency in providing protected left turns at only selected locations.
- (c) **Collector Street**—The Collector street system is designed for intracity travel as opposed to providing direct access to abutting properties. Typical design features include provisions for four travel lanes, controlled access, and very limited or no parking. Parking is restricted in areas where turn pockets or continuous turn lanes are provided.
- (d) **Local Collector**—The Local Collector street is designed to provide access between neighborhoods and local streets to the Collector street system. This classification should be viewed as a “filler” system in that it connects neighborhoods to a number of Collector streets. Design standards include provision for two travel lanes and parking, except in isolated occurrences where parking is removed to provide a turn lane at intersections. Two subcategories of this street classification are defined:
 - 1) **Rural Collector**, which generally meets the design standards; however, parking lanes are generally not provided. This allows the total street width to be minimized, thus reducing impacts to the rural area while still maintaining adequate traffic service and safety.



- | | |
|-------------------|---------------------|
| — Prime Arterial | — Rural Collector |
| — Major Road | — Freeways |
| — Collector | --- Future Roadways |
| — Local Collector | — General Plan Bdry |

NOTE: This map will be revised and updated during the public review process.

CIRCULATION PLAN

Figure II-13

- 2) Business/Industrial Collector, which meets the general design criteria for Local Collector streets but is wider to provide two travel lanes, parking lanes, sidewalks, a continuous center turn lane, and has a greater structural section to accommodate heavy weight vehicle traffic.

**Circulation
Policy D2.2:**

The Circulation Plan schematically shows the locations where different street classifications interface. Normally, the transition from one classification to another will occur in midblock areas to provide lane continuity at intersections. The design criteria (design speed, curve radii, etc.) for the higher classification shall generally take precedence through the transition area. The City Engineer shall review these transition areas and provide guidance in achieving this policy.

**Circulation
Policy D2.3:**

The City shall establish level of service "C" as defined by the Highway Capacity Manual as amended or updated or such other national standard deemed appropriate by the City (Transportation Research Board Special Report 209, 1985), as the community's goal for acceptable level of service. Level of service "C" represents stable traffic flow which is at the beginning range of conditions where individual users become significantly affected by the interaction of others in the traffic stream. Due to physical design characteristics, environmental resource considerations, existing development, freeway interchange impacts and incomplete system improvements, level of service "C" may not be feasible in all areas at all times. However, level of service "C" should be pursued in the ultimate implementation of the circulation system. All General Plan Amendments to reclassify Circulation Element streets should likewise pursue this goal. The City may approve alternatives to this policy based on a detailed review and consideration of other factors including, but not limited to, significant social and economic benefits to the public as a whole, impending street improvements, and location of street segment.

**Circulation
Policy D2.4:**

The City shall adopt design standards for all streets in accordance with their functional classifications and recognized design guidelines. In developing these guidelines, the City should consider Caltrans and American Association of State & Highway Transportation Officials (AASHTO) design standards. All streets within the City shall be designed in accordance with the adopted City of Escondido design standards.

**Circulation
Policy D2.5:**

The City shall require new development to provide for local streets to serve the direct access needs of abutting property. These streets should be designed with a discontinuous pattern to discourage through-traffic. They generally should not intersect with Collector or higher classification streets. Typical design

features provide for two travel lanes with parking on both sides of the street. Local streets include loop streets and cul-de-sacs.

**Circulation
Policy D2.6:**

The City may permit construction of private streets within individual planned development projects, provided that they are designed structurally to meet City standards; that they are intended only to serve project occupants; that they satisfy emergency vehicle access requirements; and, that the homeowners association and/or property owner provide a viable program for financing regular street maintenance. Private streets may be designed with narrower rights-of-way, subject to City approval.

**Circulation
Policy D2.7:**

The City shall institute street access guidelines consistent with the street classifications. These shall be applied, where feasible, to all new developments. The following guidelines shall be used to define appropriate access:

- (a) The City shall prohibit driveway access to Prime Arterials and Major Roads wherever possible.
- (b) Access to Major Roads and Collector streets shall be limited through the use of medians and access controls to maintain street capacity.
- (c) When permitted, access along Prime Arterials, Major Roads, and Collector streets should be located at least the minimum distance established in the design standards from the ends of the curb returns.

**Circulation
Policy D2.8:**

The City will establish a policy of consolidating driveway access points along classified streets of Collector and above. This policy will enhance and protect the capacity and safety of classified streets by reducing potential traffic conflicts.

**Circulation
Policy D2.9:**

The City shall adopt Specific Alignment Plans when “standard equal-sided” widening is not adequate for future needs or when special conditions exist which require a detailed implementation plan. The City shall adopt specific alignment plans prior to the acceptance for processing development proposals that affect the alignment. The need for such plans will be indicated by the following:

- (a) Variable terrain or other environmentally sensitive areas may preclude standard equal-sided widening.
- (b) Alignment considerations are necessary because of existing street designs and/or land use configurations.
- (c) Development proposals identify the need for special attention.

Circulation**Policy D2.10:**

The City will coordinate efforts with adjacent jurisdictions to ensure adequate and consistent roadway widths, alignments, and classifications are preserved for streets throughout the Planning Area.

3. Policies Regarding Roadway Improvements

The ultimate circulation system is not in place at this time, nor is it necessary for it to be fully completed until City and regional growth warrant it. In general, the road network will be constructed in phases consistent with the Community Facilities and Growth Management Element. This section incorporates policies which will encourage the orderly development of the street system.

Circulation**Policy D3.1:**

The City shall require dedication and improvement of necessary rights-of-way along Circulation Plan streets at the time of Tentative Map and/or Building Permit approval, whichever occurs first. All projects shall be required to construct street improvements in accordance with the street classification shown in the Circulation Plan, and off-site improvements that are needed due to the development proposal. Off-site improvements shall be made such that the City's Quality of Life Standard for Traffic and Transportation is achieved. In addition, the City shall require dedication of right-of-way pursuant to the street classification standards.

Circulation**Policy D3.2:**

The City shall provide adequate traffic safety measures on all new roadways and shall strive to provide adequate traffic safety measures on existing roadways subject to fiscal and environmental considerations. These measures may include, but not be limited to, appropriate levels of maintenance, proper street design, traffic control devices (signs, signals, striping), street lighting, and coordination with the school districts and other agencies.

Circulation**Policy D3.3:**

The City should give high priority to funding capital improvement projects which either complete links on the circulation system, relieve existing congestion in the urbanized tier, correct unsafe conditions on existing streets or improve the regional circulation system.

Circulation**Policy D3.4:**

The City shall, where feasible, interconnect traffic signals to form area networks or corridor systems. These systems shall be timed to facilitate the flow of through-traffic, thus enhancing the movement of vehicles and goods through the City while reducing fuel consumption and air pollution.

Circulation**Policy D3.5:**

The financing of adequate Circulation/Transportation System improvements is to be generally accomplished as follows:

TIER I: Level of service standards are maintained through the Capital Improvement Program, impact fees, and requirements of project development.

TIER II: Maintenance of level of service standards occurs through the Capital Improvement Program and sub-area facilities plans.

TIER III: Level of service standard is maintained through the Capital Improvement Program, impact fees, and requirements of project development.

A variety of financing mechanisms will be explored by the City throughout the lifetime of this General Plan.

4. Policies Regarding Transportation System Management

The transportation system envisioned for the City is a balanced system, incorporating the needs of all ages, as well as provisions for many different modes of transportation. To accomplish this, it is necessary to implement policies encouraging a range of transportation opportunities while reducing the dependence upon automobiles.

Circulation

Policy D4.1:

The City shall encourage the reduction of total number of vehicle trips through development and implementation of a Transportation Demand Management (TDM) program. This may include, but shall not be limited to, site-specific peak-hour traffic-management plans, requirements for ride sharing, encouragement of ride sharing in the public and private sector, provision for park-and-ride facilities adjacent to the regional transportation system, and support for transit subsidies.

Circulation

Policy D4.2:

The City shall update and maintain a Bikeway Plan with facilities that connect residential areas with schools, parks, and major employment centers.

Circulation

Policy D4.3:

The City shall generally require pedestrian facilities along all classified streets designated on the Circulation Plan.

Circulation

Policy D4.4:

The City shall require that adequate off-street parking be provided for properties. This shall assume that on-street parking will not be available on Prime Arterials, Major Roads, and Collector streets in most cases since it is necessary to utilize the curb-to-curb width for vehicle traffic and transit and bicycle uses. In no instance shall required parking be provided on-street.

**Circulation
Policy D4.5:**

The City shall maintain curb-use priorities that consider, in descending order, the needs of through-traffic, short- and long-term parking, transit stops, and passenger loading needs.

**Circulation
Policy D4.6:**

The City shall not allow the use of public streets for freight loading and unloading.

5. Policies Regarding Public Transit

An integral part of the multimodal system is the provision for public transit. For transit to be successful, it should be properly planned so that it is accessible to users and operates in a timely fashion. The following policies are intended to provide guidance in establishing a transit system to serve the needs of the City and region.

**Circulation
Policy D5.1:**

The City shall cooperate with the North County Transit District (NCTD) to attain a balance of transportation opportunities. This shall include the establishment of criteria to implement transit improvements, short/long-range service plans, corridor improvements, transit centers, and the preservation of rights-of-way for commuter-rail lines.

**Circulation
Policy D5.2:**

The City shall require developers to construct, when appropriate, transit facilities including bus pullouts on Prime Arterials, Major Roads, and Collector streets and bus stop amenities, including shelters and benches.

**Circulation
Policy D5.3:**

The City shall cooperate with the NCTD to establish transit stops adjacent to senior housing projects, areas with high concentrations of medical facilities, and major employment centers.

**Circulation
Policy D5.4:**

The City shall cooperate with NCTD, Caltrans, SANDAG, and other appropriate agencies to plan and implement a commuter rail system. This shall include the appropriate location of stops, service schedules, feeder bus routes and parking needs.

**Circulation
Policy D5.5:**

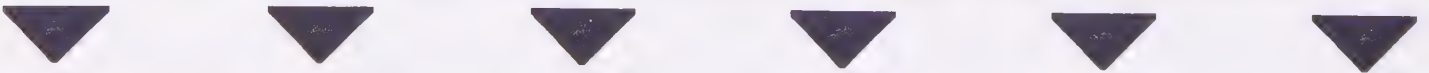
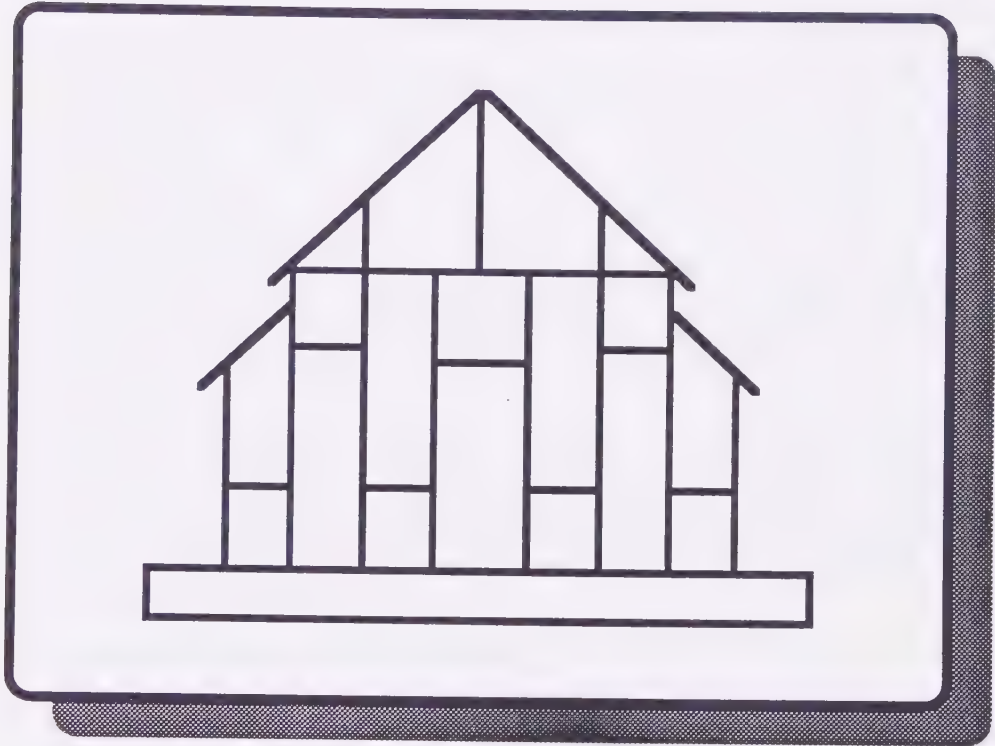
The City shall cooperate with the NCTD to assure that transit centers and major stops have adequate bicycle and pedestrian access, including secure bicycle storage, where appropriate.

**Circulation
Policy D5.6:**

The City, in coordination with the NCTD, shall encourage the utilization of the multimodal transit center by coordinating bus routes and requiring, when applicable, shuttle services to major employers.



HOUSING



E. HOUSING

The Housing Element is a component of the General Plan which assesses the housing needs of all economic segments of the City. In addition, the Housing Element defines the goals and policies which will guide the City's approach to resolving those needs and recommends a set of programs which would implement policies over the next five years.

State law requires that all cities adopt a housing element and describes in detail the necessary contents of the housing element. This Housing Element responds to those requirements, but it also responds to the special characteristics of the City's housing environment. This element was prepared in 1990 by revising and updating the previously adopted Housing Element. The revisions incorporate the most current data and information that are readily available; an evaluation of the Housing Element adopted in 1985, an assessment of the current and potential housing actions, and an assessment of resources of the private sector and all levels of the public sector.

CONTENTS

The Housing Element consists of four sections and supportive appendices. The first section summarizes the requirements that a housing element must meet. Those requirements are a composite of State Statutes and pertinent case law. The first section also describes the information sources used to prepare the element and the need to insure consistency with the City's General Plan.

The second section provides an assessment of the City's housing needs through a market analysis and an identification of the special and regional housing needs, constraints (governmental and nongovernmental) to affordable housing, an inventory of sites suitable for residential development, and needs for energy conservation. The needs assessment quantifies the problems of housing, especially the need to address housing affordability.

SUMMARY OF NEEDS ASSESSMENT

Total Population: (1/89)	99,006
Median Age: (1987)	33.4
Average Household Size: (1986)	2.55
Median Income: (1988)	27,460
Total Housing Units: (1989)	40,817
Owner/Renter Ratio: (1989 estimate)	1.4:1
Number Housing Units Built:	
1970-1979	13,315
1980-1989	12,772
Regional Housing Needs Statement	
1990-1995	6,705

The third section consists of two parts: (1) the evaluation of the prior Housing Element and the progress made by its proposed housing programs, and (2) the identification of housing goals and policies. The evaluation assesses previously proposed programs and uses the results of this assessment to propose the recommended programs. The housing goals are identified in Section 3:

1. To expand the stock of affordable housing while preserving the health, safety, and welfare of residents and maintaining the fiscal stability of the City.
2. Accommodate the regional share of housing for all income groups and the fair share for lower-income households that require assistance.
3. Maintain the existing housing stock as a source of low and moderate cost housing and as a conservation measure.
4. Ensure a proper balance of rental and ownership housing units.
5. Permit residential growth only within limits which allow the concurrent provision of services and facilities, including schools, parks, fire and police protection, and street improvements.
6. Encourage a compact, efficient urban form which conserves land and other natural and environmental resources and which respects natural topographic and drainage characteristics.
7. Seek ways to eliminate all forms of discrimination based on race, ethnic background, religion, sex, familial status, handicap, age, sexual orientation, or source of income in obtaining housing.

The remaining part of Section 3 organizes the recommended housing policies into four subsets: construction, rehabilitation, conservation, and administration.

The last section presents the housing programs that respond to the needs and implement the goals and policies. They are organized into a format that identifies the action to be undertaken, the anticipated impact, the responsible agency, financing, and schedule.

SUMMARY

The Housing Element identifies needs, establishes goals and policies, and recommends actions to address those needs from 1990 to 1995. Although statutory requirements shape the contents of the element, the special setting and capabilities of the City of Escondido form the basis for all components of the Housing Element.

PROGRAM SUMMARY

Continuing Programs

Construction:

- Project Development
- Mortgage Revenue Bonds
- First Time Home Buyers
- Emergency Shelter Program (ESP-V11)

Rehabilitation:

- Housing Rehabilitation - Owner Occupied
- Housing Rehabilitation - Renter Occupied

Conservation:

- Transitional Housing/Project Development
- Rental Subsidy
- Relocation Assistance/Cost Recovery
- Mobile Home Park Conversion
- Mobile Home Rent Review

Administration:

- Fair Housing
- Code Revisions: Nonconforming Use Ordinance
- Senior Housing Ordinance Enforcement
- Housing Information and Referral
- Housing Element Update
- Land Use Policies
- Congregate Care
- Landlord/Tenant Assistance

New Programs**Construction:**

- Inclusionary Zoning
- Mortgage Credit Certificates
- Section 202 Development
- Infill New Construction
- City Owned Sites
- Density Bonus

Rehabilitation:

- Recycling Existing Structures
- Neighborhood Focus Program

Conservation:

- Existing Subsidized Housing Development Assistance

Administration:

- Regional Planning and Cooperation
- Non-profit Corporation Support
- Ordinance Review

1. Overview

Each city in the State of California must have an approved General Plan to guide its development. Housing is one of the state's required elements of the General Plan. The Housing Element is an important planning guide to local jurisdictions: it identifies the housing needs of the city and recommends ways to meet these needs while balancing community objectives and resources.

The state law requires that housing elements be revised as appropriate but not less than every five years. The City submitted the previous Housing Element to the State in 1984. The California Department of Housing and Community Development (HCD) reviewed that document and provided comments so that the City could consider revisions which would bring the draft into compliance with the state law. Those minor changes were made and Council approved the previous

Housing Element in 1985. This document makes the necessary updates to the 1985 element.

The 1990 Housing Element consists of four chapters: Introduction, Needs Assessment, Goals and Evaluation, and Programs. The Needs Assessment contains a thorough analysis of the important aspects of the housing market in Escondido. This revision updates the information base and expands the analysis to respond to all state required items. The Goals and Evaluation Chapter was also revised based upon an evaluation of the progress of the City in meeting past housing goals and an update of housing goals where necessary. The final chapter, Programs, includes more information about activities in each program, responsible agencies, and implementation.

2. State Law

The preparation of the Housing Element is guided by state law, Chapter 10.6 of the Government Code. The law governing the contents of housing elements is among the most detailed of all elements of the General Plan. According to Section 65583 of the Government Code, "The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing and shall make adequate provision for the existing and projected needs of all economic segments of the community."

The assessment of housing needs must include seven areas of analysis: existing and projected housing needs for all income levels (including the city's share of regional housing), demographic and housing characteristics, identification, demographic and housing characteristics, identification of sites for residential development, governmental and nongovernmental constraints, special housing needs, and energy conservation.

The second major component of a housing element that the law requires is "a statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing" (Section 65583[b]). The law recognizes that the needs will likely exceed the resources and city's ability to meet the needs. The city must, however, "establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five year time frame" (Section 65883[b]).

The final component that must be included in a housing element is "a program which sets forth a five year schedule of actions ... to implement the policies and achieve the goals and objectives of the housing element" (Section 65583[c]). This program must do several things: Identify potential housing sites "for all income levels, including rental housing, factory-built housing, mobile homes, emergency and transitional housing;" assist the housing needs of low and moderate income people; address governmental constraints that impact housing; conserve and improve existing affordable housing; and promote equal opportunities for housing.

3. Article 34

In 1950, the voters of California added Article 34 to the State Constitution which requires that low rent housing projects "developed, constructed, or acquired in any manner" by any state public agency receive voter approval. Application of the

Article 34 referendum requirement is conditioned upon the existence of a particular actor ("any state public body"), a particular action ("develop, construct, or acquire"), and a particular object ("low rent housing project for persons of low income"). All three conditions must be met for a development to be subject to the referendum requirements; if any one of the conditions is not met, no referendum is required.

In 1976, the Legislature enacted the Public Housing Election Implementation Law (Health and Safety Code Sections 37000-37002, Stats. 1976, Chap. 1339, Section 3). This statute states in relevant part:

"Section 37000. The Legislature finds and declares that Article 34 of the State Constitution was approved by the voters for the purpose of providing a mechanism for expressing community concern regarding the development, acquisition, or construction of federally subsidized conventional public housing project. Such developments typically were different from and inconsistent with housing developments provided by the private sector. Such differences included architecture, design, and locational standards as well as the level of amenities provided. Such developments were occupied entirely by persons of low income, and usually were not subject to ad valorem property taxes."

"The Legislature finds and declares that new forms of housing assistance can provide housing for persons of low income in a manner consistent with and supportive of optimum community improvement. Such forms of housing assistance may allow for mixed income occupancy in developments representative of, and competitive with, similar market rate developments provided by the private sector. Such mixed income developments are frequently comparable to market rate projects in terms of architecture, design, and locational standards as well as the level of amenities provided, and may be subject to ad valorem property taxes."

"Recognizing that new forms of housing assistance provide new approaches for housing persons of low income, it is the intent of the Legislature in enacting Section 37001 to clarify ambiguities relating to the scope of the applicability of Article 34 which now exist. Therefore, and pursuant to Section 2 of Article 34, this part is enacted in order to facilitate the operation of Article 34 and is consistent with the provisions of that article."

"The terms 'state public body' and 'persons of low income' used in this part have the same meaning as in Article 34."

"Section 37001. The term 'low-rent housing project' as defined in Section 1 of Article 34 of the State Constitution, does not apply to any development composed of urban or rural dwellings, apartments, or other living accommodations, which meets either of the following criteria:

(a)(1) The development is privately owned housing, received no ad valorem property tax exemption not fully reimbursed to all taxing entities; and (2) not more than 49 percent of the dwellings, apartments, or other living accommodations of such development may be occupied by persons of low income; or

(b) The development is privately owned housing, is not exempt from ad valorem taxation by reason of any public ownership, and is not financed with direct long-term public lending..."

4. Case Law

Decisions by U.S. and State courts have provided specific interpretations of the laws related to housing. The importance of the housing element has been reinforced by the courts, especially in California where landmark decisions have been made.

Associated Home Builders Etc., Inc. v. City of Livermore (1976) established the need to deal with housing in the regional context; *Buena Vista Garden Apartment Association v. City of San Diego Planning Department* (1985) asserted that a city's housing element must be in substantial compliance with the state law; and *Pardee Construction Company v. City of Camarillo* (1984) reaffirmed the court's recognition and protection of citizens power of initiative in cases where initiatives are reviewed for consistency with elements (housing) of the General Plan.

Although many cases could be cited, the purpose of this section is not to provide a legal overview of housing case law, but to emphasize the importance of the housing element in potential litigation. This point will become increasingly important as the courts review legal actions brought against cities. The relationship of the housing element to other elements of the General Plan (especially land use) and development/growth control measures will come under close scrutiny by the courts. It is important that this context is maintained in the housing element.

5. Sources of Information

The 1990 Housing Element is based upon the most current information that was available at the time of preparation. The most detailed and accurate data base is the 1980 Census. However, it has become obsolete; every effort has been made to find more current data. The following sources are used: 1980 Census from the U.S. Department of Commerce, Bureau of Census; 1990-95 Regional Housing Needs Statement from the Regional Housing Needs from the San Diego Association of Governments (SANDAG); 1980-89 housing and population estimates from California Department of Finance; 1987 and 1988 Housing Vacancy Rates from the Federal Home Loan Bank Board; 1989 Quarterly Reports from the Center for Real Estate and Urban Economics, University of California, Berkeley; 1989 Real Estate Information Board of Realtors; 1989 Rental Surveys; 1986-89 Employment from State Employment Development Department; and 1989 Permitting Fees Study from the San Diego County Building Industry Association.

6. General Plan Consistency

The housing element must be consistent with the rest of the General Plan. Housing must be viewed in a context that includes more than adequate shelter. The housing unit includes direct and indirect services as an integral part of the structure. External factors affect the adequacy of housing, including the quality of public services, aesthetics and visual characteristics, and proximity to related land uses. For example, one's house includes the use of the school, park, library, police, fire and other services associated with that unit at a particular location.

The 1990 Housing Element was prepared as an integral part of the General Plan and reviewed for consistency with its component elements:

- Land Use (especially residential)
- Community Facilities and Services
- Community Protection and Safety
- Community Open Space and Conservation
- Growth Management
- General Plan Implementation

7. Citizen Participation

The importance of the Housing Element requires an opportunity for participation of citizens of all economic ranges. “The local government shall make a diligent effort to achieve public participation of all economic segments of the community ... ” (Section 65583[c]). All Planning Commission and City Council meetings were public hearings, which followed the City’s procedures for notice and outreach to the community. In addition, the General Plan revision process included over 60 public meetings by the Citizens’ Task Force and the Growth Management Oversight Committee.

The following steps were followed to develop and adopt the Revised Housing Element:

- I. Citizens’ Task Force
- II. Growth Management Oversight Committee
- III. Housing Advisory Commission
- IV. Joint City Council and Planning Commission Study Session
- V. Public Hearings Before Planning Commission and City Council
- VI. State Housing and Community Development Review and Comment
- VII. Planning Commission Recommendation
- VIII. City Council Approval

8. Needs Assessment Summary

This chapter provides a comprehensive analysis of the City’s housing needs. It includes several subsections. The City profile identifies the context for the assessment as well as the rest of the housing element. A market analysis summarizes the supply and demand characteristics of the City. Additional analysis includes the identification of regional housing needs including low income, a discussion of the needs of special housing groups; an analysis of constraints, both governmental and non-governmental, to the improvement, maintenance, and development of housing; an inventory of land suitable for residential development; and a discussion of energy conservation opportunities for residential development.

9. City Profile

The City's profile consists of the special characteristics and factors that provide the setting for the housing element. Escondido is located in the North Central portion of San Diego County. Its natural setting, Mediterranean climate and rolling hills provide a unique and attractive living environment. This setting has a substantial impact on the employment characteristics as well as the City's economic base. These conditions attract growth which in turn create a competitive residential atmosphere.

The City has three general areas of development: the historic town center area, the more recently developed surrounding areas, and the developing rural areas. Each of these areas contain housing sub-markets which reflect their own unique attributes.

Escondido has experienced intense residential development since 1970. It is crucial that public services expand to meet the needs of the increasing population. These services include sewers, streets, police, fire, schools, and recreation. It is also important to locate housing to be accessible to other functions such as employment, services, shopping, and transportation.

10. Market Analysis

The market analysis portion of the housing element examines the population and housing characteristics which largely determine the housing needs of the community. Such an analysis includes a discussion of the traditional indicators of supply and demand including those mandated by state law.

The development trends that shape the market reveal substantial growth and development. Since 1960, the City has grown by almost 82,623 people. Southern California, and especially San Diego County, is experiencing large increases in population and housing. The population in Escondido has increased sixfold over the past thirty years and experienced an annual rate of population growth of 17.4 percent. The housing stock has expanded to meet the demand that this growth has generated.

a. Demand Analysis

(1) Existing Population

The population of the City was 64,355 in 1980. Based on recent estimates, the population of the City grew to 99,007 by January 1, 1989. Thus, the City's population increased by 34,652 people from 1980 to 1989, an increase of 54 percent. San Diego County's population increased by 30 percent during the same time. The City's population as a portion of the County's population, grew from 3.5 percent in 1980 to 4.3 percent in 1989 as a result of a growth rate more than double of the County's rate.

Table I
Population Characteristics - Growth
Escondido and San Diego County
1980-1989

<i>Year</i>	<i>Escondido</i>	<i>San Diego County</i>	<i>Escondido as a Percent San Diego County</i>
1980	64,35	1,861,846	3.5%
1988	93,305	2,327,697	4.0%
1989	99,00	2,328,300	4.3%
1980-1989*	34,651	466,454	7.4%
1980-1989°	54%	25%	

*Total Increase

°Percentage Increase

*Source: California Department of Finance Population & Housing Estimates
 (1980-1989), January 1 of each year.*

(2) Race/Ethnicity

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. The cultural influences of races are often reflective of preferences for housing type, location of housing, associated services, and household composition. For example, the concept of "extended family" can have implications on the definitions of overcrowding and housing conditions. The racial and ethnic composition of a community's population should also be more carefully examined at the neighborhood level.

Escondido's population includes several races and groups of Spanish origin, and is predominantly Caucasian. The 1980 Census provides the most recent ethnic group breakdown.

Immigration of Asian and Pacific Islanders and other potential changes since 1980 are not reflected in these statistics; however, based upon input from the school enrollment figures, field checks and Sourcepoint current estimates, the racial and ethnic composition does not appear to have substantially changed from 1980. The percentage of the City's population of Hispanic origin has increased from 15 percent in 1980 to 19 percent in 1988; Asian/Other 3 percent in 1980 to 5 percent in 1988; the Black population has remained stable.

Table 2
Population Characteristics - Race and Ethnicity
City of Escondido and Region
1980

<i>Race/Ethnicity</i>	<i>Total</i>	<i>Percentage</i>	<i>Escondido as Percent of Region</i>
Hispanic	9,378	15.0%	0.5%
White	52,804	82.0%	2.8%
Black	263	0.0%	0.0%
Asian/Other	1,910	3.0%	0.1%
TOTAL	64,355	100.0%	

Source: SANDAG 1980-88 Comparison of Ethnicity by City.

Table 3
Population Characteristics - Race and Ethnicity
City of Escondido and Region
1988

<i>Race/Ethnicity</i>	<i>Total</i>	<i>Percentage</i>	<i>Escondido as Percent of Region</i>
Hispanic	17,286	19.0%	3.3%
White	70,526	76.0%	3.0%
Black	418	0.0%	0.0%
Asian/Other	5,005	5.0%	0.2%
TOTAL	93,235	100.0%	

Source: SANDAG 1980-88 Comparison of Ethnicity by City.

(3) Special Needs

Introduction

Special housing needs include those households who warrant additional discussion because they have unique requirements or conditions related to housing. These special households are identified in the state law: "Such as those of the handicapped, elderly, large households, families with female heads of households, and families and persons in need of emergency shelter" (Government Code Sec. 65583). In addition, this section also discusses military, students, and farmworkers. This section is intended especially to identify the segments within the City that will impact the competition for affordable housing. The demand is important because they often "compete" for the same type of housing. The lack of affordable housing for each of these groups is compounded by the relatively lower incomes associated with the special needs. The previous analysis identified the tight housing market conditions for all housing, especially for lower income housing units.

(a) Handicapped

The housing needs of the handicapped are difficult to measure. The census information is limited to data on work and transportation disabilities. Moreover, the definition of handicapped/disabled varies from one service agency to another.

The Department of Health and Human Services estimates that 10 percent of the total population in the United States is handicapped. Applying these national figures to the figure of approximately 99,006 persons residing in Escondido results in an estimate of 9,901 handicapped persons in the City.

The data available from the census for handicapped-related items include responses to two disability questions. This information was updated in the 1989 Housing Assistance Plan for the City and it identified 11,679 disabled people. These figures are important to housing needs because the disabled have special design requirements and are less likely to be able to afford housing without assistance.

In Escondido, the elderly comprise 67.4 percent of the total disabled from public transportation. The balance of 32.6 percent were small family and large family.

Table 4
Work/Transportation Disability
 City of Escondido
 1988

Work Disability

1A. With work disability	8,449	
1. In labor force		3,304
2. Not in labor force		5,145
a. Prevented from working		3,996
b. Not prevented from working		1,131
1B. No work disability	84,855	
TOTAL		93,304

Transportation Disability

2A. Age 16-64		
With a public transportation disability	1,566	
No public transportation disability	91,740	
2B. Age 65+		
With a public transportation disability	3,230	
No public transportation disability	20,422	

Disabled

Work disability	8,449	
Transportation disability, age 65+	+3,230	
TOTAL		11,679

Source: 1988-91 Housing Assistant Plan, City of Escondido

* It was assumed that positive responses to the two disability questions would be considerably overlapped. To avoid double-counting, the 1,566 persons of age 16-64 with a transportation disability were omitted from the total.

(b) Elderly

Many elderly households need smaller "efficiency" units to make independent living possible. Elderly persons, often on limited incomes, have difficulty finding affordable housing. Where elderly persons can live with other family members or can afford to maintain their own home, their housing needs can be met. Many single elderly persons need some form of housing assistance. In Escondido an estimated 10,471 persons or 16.3 percent of Escondido's total population, were over the age of 65 in 1980; 28 percent of these persons lived in family households, 25 percent as householder or spouse, 2.2 percent of the elderly persons lived in group quarters; 11.4 percent of the elderly persons lived in one-person households.

Applying the City's 1980 percentage (16.3 percent) of elderly persons to the City's current population would result in an estimate of 5,600 elderly individuals. The 1980 census identified more than 358,000 individuals over the age of 55 in the San Diego County. This older segment of the population is growing rapidly. The groups of persons age 65 to 74 years grew at 61.0 percent, while persons 75 years and older grew by 63.9 percent.

Table 5
• Percent of Elderly Households (65+)
 City of Escondido
 1970 and 1980

<i>Year</i>	<i>Elderly 65+</i>	<i>% of Total Population</i>
1970	5,723	15.5%
1980	10,471	16.3%

Source: 1970 and 1980 Census

Although the current estimates are less detailed than the census, the California Department of Finance estimates that 21 percent of the County's population will be 55 years or older by the year 2000, and 32 percent by 2010. Since 1970, the number of elderly residents (65 years of age or older) has increased, but the share of the total population represented by elderly persons has declined as other younger age groups have increased at a greater rate. Escondido's Housing Assistance Plan (1988-1991) identified a total 3,308 Lower Income elderly persons, age 62 and older that could benefit from rental subsidies. This number represents 32 percent of the lower income population who "overpay" for housing.

(c) Large Households

Large households are defined generally as those households with five or more persons. Large households generate a need for units with more than 3 bedrooms. This housing is more expensive and, due to the higher expenses associated with larger households, less affordable for low and moderate income households. The City had 2,451 such households in 1980, or 9.9 percent of the City's households. Almost half of large households (4 percent) were renters. Using the 1980 percentage of large households and applying it to the City's current (1989) households, would result in an estimate of 3,906 large households.

(d) Single Parent Households

Single individuals with dependent children represent another important group with special housing needs. Information concerning direct income for single-parent households with children is unavailable.

The housing needs of single parent households have increased in recent years. The single employed parent typically desires minimal maintenance housing which is near employment, schools, shopping, day care, and recreational areas. The housing needs of this group generate special concern because the single parent household tends to have a lower income and a higher need for social services.

However, the poverty status of female-headed families is illustrative of the needs of this special group. Therefore, the proportion of single-parent households with children forms a significant portion of lower-income households in "need." Although no direct measurement of this need has been provided, the census information provides an indication of the magnitude of such needs.

The most significant portion of this group is the female headed household. The 1980 Census identified 1,592 female headed households with children accounting for 6.4 percent of the City's households. Applying this percentage to estimate the City's current number would result in approximately 2,525 female-headed households. Further, women tend to earn lower wages, which impacts the need for affordable housing.

(e) Military

The military population's influence on the demand for housing takes two forms; (a) the existing service households trying to find housing; and (b) the former (either retirement or non-retirement separations) service household trying to find housing. The most recent statistics from the Navy Housing Referral Office, estimate that county-wide approximately 40,000 military families are eligible for housing and only 6,439 government owned family housing units are available. The major concentrations of military population center around Camp Pendleton, Miramar Naval Air Station, and other Navy stations in the Central and South Bay areas of the cities of San Diego, Coronado, national City, Chula Vista, and Imperial Beach. The existing military family housing is scattered around the region, but several communities have substantial portions of their housing stock comprised of military family housing.

(f) Student Housing Need

Student Housing is considered as a factor that affects housing availability. Although students may produce only an individual temporary housing need, the impact upon housing demand and post-study residence is critical in the immediate university areas. San Diego State University, the largest university in the region, has an enrollment of 35,309 students, but only provides housing for 2,489 students on campus. The University of San Diego houses approximately 2,000 students on campus for a student enrollment of 5,300. The University of California at San Diego provides on campus housing for 4,700 students for a student enrollment of 16,187. Other smaller universities and junior colleges in the county create similar

housing problems. However, the location of a new university, San Marcos State, may have an impact on housing in the future, due to its location of a few miles west of Escondido.

The same market forces that impact the lower housing population will influence student housing. The high cost of housing, condominium conversions, and student restrictions make it difficult for students to find affordable housing. This influence is extended beyond graduation and has a detrimental impact upon the region's economy. The recent graduates provide a specialized pool of skilled labor that is vital to the region; however, the lack of affordable housing often leads to their departure from the region.

(g) Homeless

The needs of the homeless have received substantial attention in the past few years. The exact amount of homeless is difficult to estimate because they are highly mobile, do not have residences, and are often reluctant to volunteer information. However, based on observations by local officials and interviews with local service providers, the City estimates that at least 300 homeless are located in the City and that the total could be as high as 500. The City's current commitment to shelters and transitional housing is adequate to meet the needs of the homeless. The City has transitional housing at two leased sites (St. Clare's and Escondido Youth Encounter), emergency shelters for women and children at four sites (St. Clare's and Escondido Youth Encounter) and men at one site (operated by North County Interfaith). In addition, the City is receiving Emergency Shelter Program Funds to continue these efforts as well as scheduling additional transitional housing as part of its revised Housing Element (programs 1.4 and 3.1). This commitment will continue the City's leadership in San Diego County as a provider of homeless assistance. The City has also included a program for the identification of sites for the homeless as part of programs 1.4 and 1.9.

The City of Escondido sponsors/co-sponsors several homeless assistance programs that provide shelter, food, clothing, medical and psychological assistance.

Transitional Housing Operated By:

- North County Housing Foundation (under construction)
- St. Clare's Homes, Inc.
- Escondido Youth Encounter (proposed)

Emergency Shelter for Women and Children Operated By:

- Sister Clare's Homes, Inc.
- Escondido Youth Encounter

Emergency Shelter for Single Men

- Rosevale Multi-Service Center (Shelter and nutritional center; operated by North County Interfaith)

Emergency shelters/transitional housing are allowed as a conditional use throughout residential zones. Facilities such as these are constructed as group quarters and are generally constructed in the urbanized area where facilities and services are adequate (see Table 23A).

Existing service agencies indicate that a growing need exists for limited-term shelter facilities for individuals and families with no available shelter due to the following constraints: limited fixed income, unemployment, recent eviction, mental problems, family violence or difficulty adapting to a new culture. The target group of approximately 5,000, consists of men, women and children of all ages (Regional Homeless Task Force). Several organizations within the City and County provide assistance to the homeless on a temporary or emergency basis.

(h) Farmworkers

The housing needs of the farmworkers are also difficult to quantify. The 1980 Census provided indirect measurements of the extent of farmworkers. The undocumented immigrant and migrant worker form a substantial part of the farmworker population. The ability to gather information about the farmworker is limited because they are so mobile and reluctant to participate in any survey. The 1980 Census provided a few indicators of the potential farmworker population.

Farmworkers are defined as those households whose wage earners make their living through seasonal agricultural work and who move with the seasons to different farming areas or communities. Permanent residents who work in agriculture doing similar work, but who live in Escondido the entire year, are included in the City's estimates of households needing assistance due to affordability. The 1980 census revealed that approximately 897 individuals were employed in the agriculture, forestry, fisheries and mining industries. While these indicators do not directly measure farmworker population (nor the housing needs of farmworkers), they do suggest that the farmworker has a need for housing. Based on SANDAG calculations, there were approximately 1,181 agricultural workers in 1988. In addition to a growth in flower and foliage production, fruit production has experienced a rapid expansion in San Diego County over the past decade.

Moreover, the work force involved was so largely undocumented prior to employer sanctions taking effect (December 1, 1988) that ten year-old census numbers are not reliable indicators to gauge farmworking housing needs. For example, Dunn and Bradstreet data has estimated that at least 1,000 agricultural employees are in Encinitas. (Since the lowest estimate size range was used for this purpose, the actual number is likely to be significantly higher.) A significant portion of the information and discussion of farmworker needs is based on comments and data provided by the California Rural Legal Assistance.

The City of Escondido recognizes the needs of farmworkers and allows housing to be partially provided through provisions in the zoning ordinance. The City is one of a few which allows, as a permitted use in agricultural and estate residential zones, living quarters for persons employed on the premises in conjunction with authorized agricultural uses.

(4) Households Existing

In 1980, the City had 25,046 households, with a household population measured at 63,507. By 1989, the number of households grew to 39,459, an increase of 58 percent. Household population grew to 97,598, representing an increase of 54 percent. During the same time period, the region's households and household population increased by 31 percent. Another regionwide trend of the baby boom generation includes the passing of its prime child-bearing years. Births are anticipated to peak in the latter part of this decade to the highest level, since the early 1960's.

Table 6
Existing Households
City of Escondido and Region
1980 and 1989

<i>1980 Households</i>	<i>Escondido as Percent of Region</i>	<i>1989 Households</i>	<i>Escondido as Percent of Region</i>
25,046	3.7	39,459	4.5

Source: 1980 Census and January 1, 1989 Housing and Population Estimates

Projected Households

By 1995, Escondido is projected to have 42,265 households and a household population of 104,112. From 1989 to 1995, this growth represents a household increase of 7 percent and a household population increase of 7 percent. During the same time period, the region's households is projected to increase by 9 percent, and household population has been estimated to grow by 6.3 percent.

(5) Household Size

Like age distribution, household size is an important market characteristic. Housing demand is shaped by the composition of its household sizes. The small household (1-2 persons per household) traditionally prefers units with 0-2 bedrooms while family household (3-4 persons per household) prefer units with 3-4 bedrooms, and large households (5 or more persons per household) prefer units with 4 or more bedrooms.

Table 7
Population Characteristics - Household Size
 Escondido
 1980

<i>Household Composition</i>	<i>Number</i>	<i>Percent</i>
One Person	6,131	24.5%
Two + Persons:		
Married Couple	14,323	57.2%
Male, No Wife	671	2.7%
Female, No Husband	2,432	9.7%
Non-Family	1,489	5.9%

Mean Household Size: 2.54

Source: 1980 U.S. Census of Population and Housing.

As the regional and national trends for smaller average household size impact the City, the household size composition will gravitate to the two and three persons per household group. Due to declining birth rate, the average number of persons per household is anticipated to continue its decline. In 1986, the average household size was 2.55 and is estimated to decrease to 2.4 in 2010.

(6) Age of Population

Age distribution is an important market characteristic, because housing demand within that market is influenced by the housing preferences of these age groups. Demand for housing that responds to the young adult population (20-34 year olds) traditionally takes the form of apartments, low to moderate cost condominiums, and smaller single-family units; the 35 to 65 year old group generates demand for moderate to high cost apartments and condominiums and larger single-family units; the 65 years and older age group generates demand for low to moderate cost apartments and condominiums, group quarters, and mobile homes. Many seniors also live in older larger houses that was the family's home.

Table 8
Population Characteristics - Age Distribution
 Escondido
 1980

<i>Age</i>	<i>Male</i>	<i>Female</i>
3 and 4 years	932	872
16 years and over	23,347	26,352
18 years and over	22,311	25,331
21 years and over	20,562	23,472
60 years and over	5,482	7,868
62 years and over	4,984	7,233
TOTAL	30,851	33,504
Median Age	29.1	32.8
Total Median Age	30.8	

Source: 1980 U.S. Census of Population and Housing.

The City's population is projected to age in accordance with regional and national trends. Estimates by SANDAG for the age distribution of the City support those projections: the median age has increased from 30.8 years in 1980 to 33.4 years in 1987; the age group distributions are estimated to have changed for 0-19 year olds from 30 percent of the population in 1980 to 29 percent of the population in 1987; for 20-44 year olds from 36 percent in 1980 to 39 percent in 1987; for 45-74 year olds from 27 percent in 1980 to 26 percent in 1987; and for 75 years and older group from 7.1 percent in 1980 to 6.6 percent in 1987.

Table 9
Age Distribution
 City of Escondido
 1980 and 1987

<i>Age Group</i>	<i>Percent of Population 1980</i>	<i>Percent of Population 1987</i>
0-4	7.6%	7.4%
5-9	6.8%	7.1%
10-14	6.9%	6.9%
15-19	8.0%	7.2%
20-24	10.0%	7.5%
25-34	16.5%	17.9%
35-44	9.9%	13.1%
45-59	13.1%	13.8%
60-74	13.1%	12.4%
75+	7.1%	6.6%
TOTAL	100.0%	100.0%

Source: 1980 Census Summary Report and the National Decisions System.

(7) Income

Income characteristics of the population are important market indicators because they influence the range of housing prices in the community and the ability of the population to afford housing. The population of the City has historically had a median income below the median income of the county population. In 1980, the City's median household income was 12 percent below the county's.

Table 10
Population Characteristics - Income Distribution
City of Escondido
1980 and 1988

<i>Household Income</i>	<i>1980</i>		<i>1988</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Less than \$10,000	7,935	31.6%	4,153	11.0%
\$10,000 - \$14,999	4,387	17.6%	3,995	11.0%
\$15,000 - \$24,999	6,887	27.5%	8,756	23.0%
\$25,000 - \$34,999	3,499	14.0%	7,294	20.0%
\$35,000 - \$49,999	1,635	6.5%	6,908	18.0%
\$50,000+	733	2.9%	6,291	17.0%
TOTAL	25,076	100.0%	37,397	100.0%

Source: 1980 U.S. Census Population & Housing (Income for year 1979), and SANDAG - Estimates of 1988 Household Income.

The distribution by four income groups (very low, low, moderate, and others) can be analyzed using the following income categories as defined by the U.S. Housing and Urban Development for San Diego County in 1990. These figures are based on a median family income of \$37,900.

- Very low income families are defined as those families whose annual income equals from 0 to 50 percent of the median income (from \$0 to \$18,950 in 1990). (Adjustable for family size)
- Low income families are defined as those whose annual income equals from 50 to 80 percent of the median income (from \$18,950 to \$30,320 in 1990). (Adjustable for family size)
- Moderate income families are defined as those families whose annual income equals from 80 to 120 percent of the median income of (from \$30,320 to \$45,480 in 1990). (Adjustable for family size)
- Others are defined as those families whose annual income exceeds 120 percent of the median income of (over \$45,481 in 1990).

A recent SANDAG report identified the number of households (region wide) that would fall into the four income categories from 1988-91. The number of households falling into the very low, moderate, and all others were determined using SANDAG's income forecasting model. This model was developed by SANDAG for the purpose of providing a method for projecting the distributions of households by income levels for the region.

Table 11
Number of Households by Income Group
 San Diego Region
 1988-1991

	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Others</i>	<i>Median Income</i>	<i>Total Households</i>
1988	\$0-\$17,249	\$17,250-\$27,599	\$27,500-\$41,399	\$41,400+		
Number of Households	178,338	157,818	156,746	353,262	34,500	846,164
1989	\$0-\$17,160	\$17,161-\$27,457	\$27,458-\$41,186	\$41,187+		
Number of Households	184,951	160,512	158,949	362,822	34,322	867,234
1990	\$0-\$17,249	\$17,250-\$27,599	\$27,600-\$41,399	\$41,400+		
Number of Households	191,533	163,056	161,011	372,185	34,500	887,785
1991	\$0-\$17,249	\$17,250-\$27,599	\$27,600-\$41,399	\$41,400+		
Number of Households	198,157	165,536	163,007	381,505	34,500	908,205

Source: SANDAG Report: Evaluation of the Housing Market for very low, lower, and moderate income households in San Diego County.

(8) Employment

Employment characteristics are important to housing market analysis because employment is directly related to income and ability to afford housing. In addition, the relationship between the location of housing and the location of employment has an impact upon transportation systems. Escondido is north of the major employment centers in San Diego County and to a lesser extent, east of other areas in northern San Diego County. Thus, substantial commuting occurs between these employment sites and housing areas in the City as the higher wages attract employees willing to incur the costs of commuting. However, a need for lower wage labor for the commercial and service centers of the City continue to increase. Thus, local affordable housing is a necessity.

According to the 1980 Census, the Civilian Labor Force in the City estimated to be 26,928 persons with an unemployment rate of 7.3 percent. Approximately 17 percent of the City's civilian labor force worked in the City in 1980.

Table 12
Employment Characteristics
 City of Escondido
 1988

<i>Industry</i>	<i>Employment</i>	<i>Percent of City's Employment</i>
Agriculture, Forestry, Fishing, Mining	1,190	2.5%
Construction	6,796	14.0%
Non-Durable Manufacturing	1,561	3.2%
Durable Manufacturing	2,686	5.5%
Transportation, Communi- cation, and Utilities	820	1.7%
Wholesale Trade	1,757	3.6%
Retail Trade	14,414	29.8%
Finance, Insurance and Real Estate	2,947	6.1%
Services	12,061	24.9%
Government	4,170	8.6%
TOTAL	48,402	100.0%

Source: SANDAG - 1988 Regional Employment Inventory

Thus, trade (33.4), Services (24.9), and Government (8.6) accounted for 66.9 percent of the total employment of the residents. The positions normally associated with these categories are relatively low paying than positions associated with manufacturing and construction, the relatively lower income levels of households in Escondido in comparison to the balance of San Diego County resulted. The low percent of agriculture employment (2.5 percent in 1988 adds support to the discussions of the farm workers needs (see Special Needs).

More recent information from the California Employment Development Department estimates that the San Diego County annual average rate of growth in employment was 4.1 percent from 1980 to 1985.

San Diego County employment is estimated to have increased from 840,407 in 1980 to 1,163,156 in 1988 with the largest relative increases

occurring in finance, insurance, and real estate (71.5 percent), construction, (68.5 percent), finance services (64.4 percent), and wholesale trade (61.7 percent). These employment opportunities will continue to generate a need for housing that responds to households throughout all income ranges.

b. Supply

(1) Existing Housing

The supply characteristics are the other component of the Housing Market Analysis. Demand is people oriented; supply is unit oriented. The total supply of housing for the City was estimated to be 40,817 units in 1989. The housing is predominantly single family (50.2 percent in 1989) at a decreasing rate (55.3 percent in 1980). The figures in Table 13 reveal several other significant supply characteristics. The housing stock grew by 50.3 percent, or 5.6 percent per year, (13,664 units) from 1980 to 1989 while the population increased by 54 percent. Of this growth in supply, 5,943 units were single family. Although 8,420 multi-family units were added to the City's housing from 1980 to 1989, they only rose from 31.2 percent of the housing stock in 1980 to 41.4 percent in 1989.

Table 13
Total Housing
City of Escondido
1980-1989

<i>Year</i>	<i>Single Family</i>	<i>Two to Four Units</i>	<i>Five or More Units</i>	<i>Mobile Homes</i>	<i>Total Occupied</i>	<i>Vacant Units</i>	<i>Total Units</i>
1980	14,537	1,303	7,161	3,264	25,046	2,107	27,153
1981	14,870	2,276	7,353	3,296	25,630	2,165	27,795
1982	15,438	2,316	7,601	3,278	27,150	1,483	28,633
1983	15,776	2,325	7,624	3,224	27,427	1,522	28,949
1984	16,126	2,347	7,733	3,297	28,043	1,460	29,503
1985	16,573	2,421	7,969	3,329	28,723	1,569	30,292
1986	17,193	2,471	9,637	3,379	30,749	1,931	32,680
1987	18,221	2,512	11,996	3,426	33,924	2,231	36,924
1988	19,248	2,547	13,715	3,432	37,403	1,539	38,942
1989	20,480	2,615	14,269	3,453	39,458	1,359	40,817

Source: California Department of Finance, Population Research Unit 1980-1989 Estimates, San Diego County Building Report.

The housing supply in the City has increased at a faster rate than housing supply in San Diego County. The City's housing stock comprised 3.6 percent of the County's housing stock in 1980 and 4.4 percent in 1989.

In early 1988, SANDAG was requested to assist the City of Escondido in the design, conduct and analysis of a mobile home needs survey. The results of the survey were used in policy formation and resource allocation relative to City's mobile home programs. Based on the mobile home survey, 23.2 percent of respondent households could possibly qualify for housing assistance. The California State Department of Finance and SANDAG have estimated that there were 2,983 occupied mobile homes (in nonresident owned parks) in the City of Escondido. Applying that 23.2 percent estimate of mobile home households in need of housing assistance would suggest that roughly 700 mobile home households in Escondido could require assistance. Of all mobile home households that meet the criteria established by H.U.D. for households requiring assistance, 14.2 percent of all mobile home households are in the very-low income category, while 7.7 percent fall in the low income category.

(2) Projected Housing

By 1995, Escondido will have an estimated 42,265 housing units. Regionwide, growth in multiple family units will average approximately 2.2 percent per year to the year 2000, exceeding the increase of 1.7 percent per year in single family units. The increase in housing units in certain areas will be more pronounced than in other areas within the region. During the forecast period 1980-2000, the cities of Carlsbad, Escondido, Oceanside, Poway, San Diego, San Marcos, and Santee will have the largest percentage increase in housing units.

(3) Housing Costs

Although the term "Housing Needs" includes such components as total unit number and types, age and condition, vacancy rates and overcrowding, the most overwhelming problem facing Escondido is the cost of housing. Of course, this problem is shared throughout the San Diego County housing market. The factors contributing to the rapid acceleration of property values and housing costs are numerous and is discussed in greater detail in the housing constraints section.

The 1989 prices of resale homes in Escondido averaged \$71,000 to \$600,000 for a single family home. The Chamber of Commerce has estimated the annual median price of new homes from 1985 to 1989 for San Diego County: \$118,500 in 1985; \$123,500 in 1986; \$133,300 in 1987; \$152,500 in 1988; and \$164,000 in 1989. The California Association of Realtors Survey in December, 1988 showed the median price of housing for San Diego County to be \$147,788.

The 1980 U.S. Census documented the costs of existing rental housing in the City of Escondido. Table 14 shows the amount of money paid by rents in both multi-family and single family units, as reported in the 1980 U.S. Census. The median rent paid for all types and sizes of rental housing was \$272 in 1980.

Rents have escalated since 1980. Although the detailed information contained in the census has not been updated, John Burnham & Company conducted a study of the Escondido area in 1989. Table 15 reflects the Rental Rates of various unit types and the relationship between unit age and rents.

Table 14
Rental Costs
City of Escondido
1980

<i>Contract Rent (\$)</i>	<i>Households</i>
less than 50	27
50-99	182
100-119	134
120-139	235
140-149	156
150-159	190
160-169	236
170-199	898
200-249	1941
250-299	3360
300-399	2787
400-499	713
500 or more	118
no cash rent	160
Total Households:	11,137
Median Rent:	\$272

Source: 1980 Census

Table 15
Rental Profile
City of Escondido
1989

Units*	0-3 years	Age	
		4-10 years	11+ years
	Mean Rent		
Studios	\$445	\$434	\$389
1BR/1BA	\$554	\$517	\$481
1BR/1BA/Den	0	\$535	\$531
2BR/1BA	\$625	\$565	\$543
2BR/1.5BA	\$675	\$515	\$606
2BR/2BA	\$661	\$616	\$598
3BR/2BR	\$819	\$702	\$680
Mean Vacancy Rates	4.6%	9.2%	7.5%

**Project size included all units except senior projects.*

Source: John Burnham & Company: Escondido Apartment Study

Using the standard that lower income households should spend no more than 25-30 percent of their income for housing and allowing \$75 per month for gas and electric, the two-bedroom units would be affordable to households making more than \$35,000 per year. Based on the 1989 median household income of \$30,583, two-bedroom units would be unaffordable to many households.

(4) Tenure

Of the City's 25,046 occupied housing units in 1980, slightly over half of the units (54.6 percent) were owner occupied units and condominiums. Ownership rates are important because they are directly related to housing types and turnover rates. The increasing costs of single family ownership suggest that the rate of ownership will decrease.

Although Table 16 reveals that more single-family dwellings have been constructed than other types of housing; multifamily housing projects have greatly increased due to the increasing costs of single-family ownership preventing many renters from purchasing homes. Single-family homes are more likely to be owner-occupied, however, again, the rapid escalation of housing costs would suggest that the rate of ownership will decrease.

Table 16
Tenure
City of Escondido
 Occupied Housing Units
 1980

<i>Tenure</i>	<i>1980 Number</i>	<i>Percent</i>	<i>1988 Number</i>	<i>Percent</i>
Owner	13,669	54.6	18,141	46.8
Renter	11,377	45.4	20,628	53.2
Total	25,046		38,769	

*Source: 1980 U.S. Census Population and Housing.
 1988 Housing Assistance Plan.*

(5) Condition

A number of housing units in Escondido are beginning to show a need for rehabilitation. The scope of rehabilitation needed ranges from minor to substantial. Where it is not financially feasible to rehabilitate the units, replacement housing may be required.

The vast majority of these substandard units are in the urbanized core of the City. However, other areas of the City include pockets of substandard and or deteriorating housing stock. Although some of the units considered as substandard in 1980 have been rehabilitated, many are in the same, or a worse condition. The substandards units are broken down in the following table:

Table 17
Substandard Units
City of Escondido
 1988

Owner occupied substandard units	472
Renter occupied substandard units	1,361
Total occupied substandards units	1,833
Total occupied units: 38,769	

Source: 1988-91 Housing Assistance Plan, City of Escondido

Currently, the City has five areas that have been identified as blighted areas identified as the:

Central Area—A. This area contains several land locked parcels. Some parcels are vacant and are situated near railroad tracks, flood control channel, and Washington Avenue.

Eastern Area—B. Along the commercial corridor, parcels are constrained by access, visibility or locational value for potential activities allowed under local zoning and land use laws. Several moderately sized vacant parcels located north of Valley Parkway and east of Hickory Street, exist with limited alley access and no street visibility. Between the various cul-de-sacs beginning at Fig Street and extending over to Ash Street, a number of moderately sized and vacant landlocked areas exist. Residential parcels found at the eastern end of Pennsylvania Avenue are constrained by graded embankments and steep slopes. In addition, one-half acre landlocked multifamily residential parcels located along Midway Drive remain vacant.

Northern Area—C. A number of vacant parcels to the west of Centre City Parkway are constrained by sloping topographic conditions, access requirements or horizontal controls to allow location of utilities, or street improvements. Several lots along Lincoln Avenue and west of Centre City Parkway exist below street grade and without vertical controls allowing proper drainage of such sites.

Western Area—D. Parcels existing south of 9th Avenue have been laid out below street grade with very little vertical control to enable proper drainage of sites. In addition, several parcels legally exist in this location which do not have access from a public street.

Southern Area—E. Within this area, along Cranston Drive, all subdivided parcels exist without proper vertical controls to prevent surface drainage and potential inundation problems from impacting adjoining properties before reaching public roadways with storm drain facilities. In addition, landlocked residential parcels exist adjacent to medium density developments and remain vacant or underutilized with agriculture and livestock activities.

In summary, these identified areas contain parcels constrained by topography, contours, or surrounding physical factors that create a blight on surrounding properties and diminish the development potential.

Parcels adjacent to the Escondido Creek channel may be subject to ponding or flooding. Throughout other portions of the Planning Area where existing storm drain improvements are limited to open ditches, natural watercourses, and sheet flow of surface water, a potential exists for isolated cases of ponding or flooding. Blight created by lots subject to flooding is limited to isolated parcels in areas with unimproved storm drain improvements and subgrade sites within the service area of the existing fully improved storm drain system.

(6) Age of Housing Stock

Although the 1980 Census did not include statistics on housing condition based upon observations, it did include statistics that correlate very closely with substandard housing. The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing facilities. Like most cities in Southern California, the majority

of housing stock in Escondido has been recently constructed. Table 18 shows that approximately 34 percent of the housing stock is more than twenty years old. This would indicate a growing need for housing rehabilitation at varying levels in order to maintain the existing housing stock.

Table 18
Year Housing Built
City of Escondido
1940 and 1989

<i>Year Built</i>	<i>Number</i>	<i>Percent</i>	<i>Average</i>
Before 1940	1,015	2.6	-----
1940-1949	971	2.5	108
1950-1959	3,710	9.4	412
1960-1969	7,671	19.4	852
1970-1979	13,315	33.7	1,479
1980-1989	12,772	32.4	1,419

Total Housing Stock: 1980-1989: 39,454

Source: 1980 U.S. Census Population & Housing
1989 Cal. Dept. of Finance Estimates
1980, 1988, 1989 San Diego Annual Building Report

The age of housing in the City is an important characteristic of supply because it is an indicator of the condition of the City's housing. Many federal and state programs use age of housing among others to determine housing needs and the availability of funds for housing and/or community development. For those purposes, the most significant measure of the age of housing is the number of units built before 1940. Regionwide, 7.0 percent of the total housing stock was constructed prior to 1940. In Escondido, less than 3 percent of the housing stock was built before 1940. Table 18 also shows that more than half of the units have been built since 1970.

c. Supply/Demand Indicators

(1) Overcrowding

Overcrowding is a measurement of the number of people in a house. It can serve as a warning sign that a community does not have an adequate supply of affordable housing and/or housing units for large families. The combination of low wages and high housing costs have forced many low income households to live in an extended family environment or double up.

The term "overcrowded" is applied to units with more than 1.01 persons per room per unit. According to 1980 Census data, Escondido had 1,174 "overcrowded units" (owners 348, renters 826) accounting for 4.7 percent of the City's total occupied housing units. Applying this percentage to the City's current number of occupied housing units, it can be estimated that the City has approximately 1,855 overcrowded units (owners 557, renters 1,298).

Table 19
Persons Per Occupied Housing Unit
City of Escondido
1980

<i>Housing Units</i>	<i>Total Units</i>	<i>Percent of City's Occupied Housing Units</i>	<i>Total Units</i>	<i>Percent of Occupied Housing Units</i>	<i>Escondido as Percent of Region</i>
Occupied Housing Units	25,046		670,094		3.7
1 Person per Unit	6,131	24.5	159,080	23.7	0.9
2 Persons per Unit	9,279	37.0	231,213	34.5	1.2
3 Persons per Unit	3,979	15.9	112,288	16.8	0.6
4 Persons per Unit	3,206	12.8	92,374	13.8	0.5
5 Persons per Unit	1,438	5.7	43,323	6.5	0.2
6 Persons or More per Unit	1,013	4.0	31,798	4.7	0.2
Overcrowded Housing Units (1.01 + Persons Per Unit)	1,174	4.7	37,054	5.5	0.2

Source: 1980 Census Summary Report

The normal definition of overcrowded is applied to units with more than 1.01 persons per room per unit. For the City, 1,174 units were "overcrowded," only 4.7 percent of all occupied housing units. Thus, overcrowding was not at a significant level in the City in 1980. However, since 1980 a significant influx of people to this area may have contributed to an increase in overcrowding condition. This was evidenced recently by code enforcement inspections performed by the City's Building Department. In one instance, sixty-seven individuals, comprising ten households, were residing in units designed to house thirty-eight individuals (six households). These units were in such unsanitary condition that they were immediately condemned. The City's Building Department officials report that cases such as these are not isolated incidents. These living conditions clearly suggest that a need for additional affordable housing and rehabilitation of the existing housing stock exists.

(2) Affordability

The dynamics of demand and supply can be indicated by measuring the portion of a household's income that is spent for housing. This measurement is often expressed in terms of overpayers, households paying an excessive amount of income for housing. This indicator is an important measurement of local housing market conditions because it not only reflects the affordability of housing in the community but it is also a standard that federal and state agencies use to determine the extent and level of housing and community development assistance that should be allocated to the household and the community.

The standard measurement of housing affordability used by many agencies is that very low income households should spend no more than 25 percent of their income for housing (with a low income, no more than 30 percent). Of the City's total households in 1980, 7,800 (38 percent) paid more than 30 percent of their income for housing costs. All of these households had incomes less than 80 percent of the median income for San Diego County. Tables 20 and 21 illustrate a breakdown of lower income households (very low and low) in Escondido paying over 25 percent to 30 percent or more of their income for housing.

Table 20 illustrates the number of households who are owners or renters and who have household incomes of less than 80 percent of the median income. The numbers in Table 20 were obtained from the 1980 census according to the number of households that fell into the four income categories. Table 21 reflects the number of lower income households by household type (elderly, small family, and large family) requiring rental subsidies. The estimated figures in Table 21 were contained in Escondido's 1988 Housing Assistance Plan.

Table 20
Very Low and Low Income Overpayers
 City of Escondido
 1980

<i>Total</i>		<i>Owners</i>		<i>Renters</i>	
<i>Very Low</i>	<i>Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Very Low</i>	<i>Low</i>
5,137	3,729	1,178	1,085	3,959	2,644

Source: 1980 Census

Table 21
Lower Income Households
Requiring Rental Subsidies
 City of Escondido
 1988

	<i>Very Low Income</i>	<i>Other Low Income</i>	<i>Total</i>
Elderly	2,176	944	3,120
Small Family	3,742	2,003	5,745
Large Family	446	188	634
Total	6,364	3,135	9,499

Source: 1988-91 Housing Assistance Plan, City of Escondido

Although the most thorough base for affordability data is the 1980 Census, more recent information has been compiled by the California Association of Realtors that provides another indicator of affordability. Their survey in fall of 1988 indicated that 26 percent of qualified households in the San Diego area could afford to purchase the median priced single family home.

(3) Vacancy

The condition of the housing stock in the City is a result of a composite of the factors discussed in the previous pages: recent construction, little overcrowding, adequate facilities and high owner ratios. The balance between supply and demand in the City's housing market is another indicator of the market dynamics. One of the characteristics that is most often used to measure this balance is vacancy rates. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market.

Conversely, low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market. Several sources exist that monitor vacancy rates; California Department of Finance, Census Bureau, Park Weaver Realty, and the Federal Home Loan Bank (FHLB) of San Francisco. The vacancy rates determined by the U.S. Census Bureau, and the California Department of Finance are census

driven and, therefore, generally report higher vacancy rates. The Federal Home Loan Bank (FHLB) of San Francisco conducts annual vacancy surveys of the cities in the region. This information is gathered by zip code. According to FHLB, the City's overall vacancy rate was 3.7 percent; for single family, this rate was 2.0 percent and 6.4 percent for multiple family units in the City in 1988. The California Department of Finance estimated Escondido's 1988 vacancy to be 4.0 percent, registering slightly higher than FHLB.

Vacancy rates which indicated "market balance" (a condition where rates indicate an acceptable level of vacancy: remodeling, seasonal variations and turnovers) are generally accepted to be from 3.0 percent for single family and 5.0 percent for multifamily. The vacancy rates in the City do have housing market implications:

- (a) The value and rent of all housing may increase during the time of the Housing Element in response to the market conditions.
- (b) The supply of affordable units is scarce. The multifamily housing may decrease during the time of Housing Element in response to accelerating costs of housing. However, implementation programs in this element: the Centre City Residential Area Plan, the significant supply of existing multi-family and mobile home units, the substantial amount of multi-family land use designations, and the continued development capability in the Tier 1 area will enhance the supply of affordable units through implementation of the General Plan.

(4) Constraints

This section of the Housing Element includes a discussion of the constraints upon the maintenance, improvement or development of housing for all income levels. The constraints are discussed in two contexts:

- (a) Governmental: Including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing and permit procedures.
- (b) Nongovernmental: Including the availability of financing, price of land, and the cost of construction.

1) Governmental Constraints

a) Land Use Controls

The land use policies of the City have a direct impact upon the provision of affordable housing. This General Plan designates substantial areas of land for residential development. The Zoning Ordinance permits a wide variety of residential uses, including mobile homes, and encourages senior and affordable housing. The City complies with all state and federal requirements for environmental review, which is part of development costs mandated by law.

b) Building Code

The City adopted and enforces the Uniform Building Code which ensures that all housing units are built to specified standards. The code is substantially determined by the International Conference of Building Officials and the State of California. The City adopted the code with few administrative amendments. The City does set standards more demanding than the code in some cases. These standards do not significantly increase construction costs.

c) Processing, Development Fees, and Site Improvements

Escondido has been a rapidly developing community. In the past, some projects have been constructed before adequate public services were available, and which are not compatible with the City's increased standards. The City has developed review processes which evaluate projects for their impacts on public services as well as design quality. This process tends to internalize real site improvement costs of development.

Planning processing costs have been covered in part by applicant fees. For the past several years, less than a third of actual costs have been recovered in processing fees. The City is reviewing these costs to align the fees as allowed by state law.

Impact fees for Escondido are higher than other San Diego County cities in some areas and will continue to increase once facilities standards are adopted with the General Plan and with Subarea Facilities Plans for some Escondido neighborhoods. However, many other jurisdictions in the County will experience greater impact fee increases in the near future. Escondido has made significant expansion to sewer, water and traffic systems in recent years requiring larger impact fees. Many other jurisdictions are facing thresholds which will result in similar expansion of facilities and increased fees.

For example, Escondido's secondary treatment of sewage effluent meets state and federal standards. The City of San Diego Clean Water project will affect systems serving several county jurisdictions resulting in large fee increases to comply with standards which Escondido now meets.

In any event, impact fees will not exceed the actual impact of development as required by state law in the absence of approved development agreements.

The City has imposed an Interim Development Ordinance which prohibits the acceptance of new applications, however, it is expected that the moratorium will be lifted after the adoption of the General Plan (after March 1990). The processing periods for development projects may vary, although normally an apartment development (plot plan) would require approximately 24 weeks.

Apartment Development (plot plan) Permit Procedures

1. Environmental Review
2. Plot Plan - Staff Review
3. Design and Review Committee
4. Resubmit for Final Check
5. Permit Issued

2) Nongovernmental Constraints

Nongovernmental constraints to affordable housing consist of three major factors: land costs, construction costs, and financing. The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are made available. The City has designated large amounts of land for residential uses. Regional demand and costs have a greater impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions which are not controlled by the City.

a) Land Costs

Residential land prices contribute significantly to the cost of new housing. Raw land and improvements costs comprise approximately 24 percent of the total development costs of a residential dwelling. Land prices in Escondido have risen significantly in recent years. In South Escondido, an improved 1 1/2 acre residential lot sold for \$175,000 in 1989. However, it should be noted that land costs in Escondido are generally less when compared to land costs in many other areas of San Diego County. Furthermore, raw land values must be considered in relation to costs rising from the provision of adequate facilities and services.

b) Construction Costs

Basic construction costs for residential developments have increased rapidly. Construction costs together with land prices have pushed up the cost of housing greatly, making home ownership unattainable for many households. A survey by the San Diego Construction Industry Federation found that for a typical three-bedroom, two-bath, 1,715-square-foot single-family home with a 400-square-foot garage and a 240-square-foot patio priced at \$179,500, development fees in San Diego County ranged from \$3,000 - \$24,000.

c) Financing Costs

The cost of borrowing money for the planning and construction of a development is a major component of the selling price of a home. In fact, financing is the largest component of housing costs when both construction and long-term financing are considered. Many buyers and renters are not fully aware of financing costs as a component of housing costs. More familiar to potential buyers are the financing costs associated with a home mortgage. In an analysis of surrounding areas, it was found that there was some similarity in financing rates, as well as the availability of financing to underserved income groups. The City also included programs for first time homebuyers and a loan program for rehabilitation. In addition, the City is also co-sponsoring a "fair" for first time homebuyers in cooperation with local lenders and the Board of Realtors.

During the past, home mortgage financing had received a considerable amount of attention due to the dramatic rise in interest rates. In 1978, residential mortgages were readily available at rates below 10 percent. By 1981, interest rates sky rocketed to 17 percent. By 1982, interest rates declined to 14 percent. In 1988 they were below 12 percent. Most housing analysts expect home mortgages to remain in the 10 to 15 percent range during the next several years.

Interest rates, as well as the types of loans, become an important ingredient in determining the affordability of for sale housing. As interest rates rise, significant portions of households no longer qualify for housing.

According to lending experts at the California Association of Realtors, a buyer making a 10 percent down payment of \$15,000 on a \$150,000 home with a fixed-rate loan at the current rate of 10 percent would have to earn about \$56,296 annually. Monthly payments including principal, interest, taxes and insurance would total about \$1,407. However, if a buyer wanted an adjustable-rate loan with an introductory rate of 8.3 percent, they would have to earn about \$47,658 annually to qualify for the loan. Initial monthly payments would be \$1,191 and would rise as soon as the loan rate adjusts upward in six or twelve months.

A buyer making a 20 percent down payment of \$30,000 on a \$150,000 home, with a fixed-rate loan at the current rate of 10 percent would have to earn about \$50,897. Monthly payments would be \$1,270. If a buyer wanted an adjustable-rate loan with an introductory rate of 8.3 percent, an income of \$43,130 would be required and the initial monthly payment would be \$1,078.

The federal government has recently introduced the final version of its insured reverse-mortgage program for cash-short senior homeowners. The reverse-mortgage program will be administered by the Federal Housing Administration. Private and public lenders making reverse mortgages to senior borrowers will be provided with government-backed insurance.

The program is tailored to meet the needs of senior homeowners who usually own their home debt-free, but find that their cash resources have nearly been depleted. Reverse mortgages require the lender to send money to the borrower, which can serve as regular income supplements or as a line-of-credit. Reverse mortgage borrowing is secured by home real estate, and as periodic payments from lender to borrower continues, it creates a debt of principal and interest that eventually must be repaid.

Table 22
Development Fee Survey
Regional Housing Need Statement
North County Area
1988

PLANNING FEES	<i>Carlsbad</i>	<i>Escondido</i>	<i>Oceanside</i>	<i>San Marcos</i>	<i>Vista</i>
General Plan Amendment	\$765	\$600	\$4,700	\$500-1,000	\$1,310
Tentative Parcel Map	\$400	\$420	\$100+ 10/lot	\$300	\$536
Final Parcel Map	\$400	\$300/Sheet +\$20/lot	\$400+ \$35/lot	\$100	N/A
Planned Development	\$255	\$600	N/A	\$200	\$140
Rezone	\$655	\$600	\$1,100- \$2,200	\$500-1,000	\$700
Site Plan Review	N/A	\$175	N/A	\$20	\$572
Design Review (Permit Stage)	N/A	\$420	N/A	\$200	N/A
Conditional Use Permit	\$402	N/A	\$600	\$350	\$700
ENVIRONMENTAL					
Initial Study	\$175	\$230	\$500	\$500	\$185
FUII EIR	\$700	105% of bid +\$910	\$3,400	115% of bid +\$100	110% of bid +\$915
SUBDIVISION					
<i>Application fee/deposit for a 10 acre project (50 parcels/units - \$750,000 total improvement value - 200,000 cubic yards grading)</i>					
Tentative Map	\$765	\$845	\$2,500	\$2,100	\$780
Final Map	\$325	\$300/ sheet +\$1,000	\$2,150	\$650	\$392

(continued on following page)

**Table 22
(Continued)**

IMPACT FEES	<i>Carlsbad</i>	<i>Escondido</i>	<i>Oceanside</i>	<i>San Marcos</i>	<i>Vista</i>
Public Facilities	3.5% of building permit valuation	\$1,136 P/du \$.59 P/sq. ft. non-residential	\$503 P/du	2% of building permit valuation, housing, non-residential	\$142 P/unit; \$938 acre - commercial \$502 acre - industrial
TRAFFIC MITIGATION					
Listed as total fee per SFD—divide by 10 to get per ADT.					
	\$600-Area 1 670-Area 2 530-B&T Area	\$1,930	\$1,570	N/A	\$1,200
SEWER & WATER					
Sewer	\$1,250-2,400	\$3,960	\$1,565	\$2,400	\$1,700
Water	\$1,590-2,961	\$2,228	\$1,095	\$225	
PARKLANDS					
	\$786-Areas 1-3 983-Area 4 \$.40/sq. ft. industrial	\$1,731	\$956	N/A	\$1,230
DRAINAGE					
Fee levels range widely because drainage facility needs vary by location.					
	Average fee \$2,363	Fees up to \$8,636 P/Gross Acre, depending on location	Average fee \$4,190	\$46,000 P/acre 100-year flood plain only	Nine drainage basins with fees ranging from \$1,511 to \$3,725 P/acre
Key: <ul style="list-style-type: none"> f: Fee d: Deposit n/a: Not Applicable Pbd: Provided By District ADT: Average Daily Trip EDU: Equivalent Dwelling Unit MFD: Multiple-Family Dwelling SFD: Single-Family Dwelling 					

Source: Construction Industry Federation - 1988 Regional Development Fee Survey.

(5) Site Inventory

Introduction

The City has conducted an inventory of sites (Table 23A) available for residential development and that inventory indicates that the City can accommodate its new construction need for all income levels.

Vacant land for new housing is expected to be available throughout the City. While much of this land is expected to be available in the rural, undeveloped, sizeable tracts of land are still available throughout the City. Sites with a full range of zoning densities are available. A significant number of large parcels are substantially underutilized. Table 23 summarizes vacant and developable land.

Table 23A
Land Use Inventory
 City of Escondido
 1989

<i>Zoning/ Permitted Housing Type</i>	<i>Number of Acres</i>	<i>Density Range (Units/Acre)</i>	<i>Availability of Services & Facilities (e.g., Infrastructure)</i>	<i>Dwelling Unit Capacity</i>
Single family	8,000± acre developable	1 du/20 acres up to 5.5 du/acre	Infill areas have adequate services and facilities available. Outlying areas would require extensions to serve new developments.	2,500 to 4,000 du's
Multiple family and rental	234± acres developable	12 du/acre 24 du/acre	All services and facil- ities are adequate and available since multi- family zoning is within urbanized core.	2,800 to 5,616 du's
Mobilehomes, mfd. housing, mobilehome parks	Allowed as a conditional use through- out residen- tial zones	The zoning code allows mobile- homes and manu- factured housing to occur on parcels alone throughout the single-family zone.	Infill areas have ade- quate service and facilities available. Outlying areas would require extensions to serve new developments.	Varies
Emergency shelter or transitional housing	Allowed as a conditional use through- out the resi- dential zones	Such facilities are constructed as group quarters.	Such facilities are typically constructed in the urbanized area where facilities and services are adequate.	Varies

(continued on following page)

Table 23A
(Continued)

<i>Zoning/ Permitted Housing Type</i>	<i>Number of Acres</i>	<i>Density Range (Units/Acre)</i>	<i>Availability of Services & Facilities (e.g., Infrastructure)</i>	<i>Dwelling Unit Capacity</i>
Sites with residential redevelopment potential	35± acres	10 du/acre up to 30 du/acre if parcels are consolidated	Adequate services and facilities are available within the redevelopment area.	350 to 1,000 du's
Currently nonresidential	Commercial/industrial 515± acres developable (Page 47)	-----	Adequate service and facilities generally exist and are available.	-----
Other	-----	-----	-----	-----
Total	8,784± acres	Varies	Infill areas have adequate service and facilities available. Outlying areas would require extension to serve new developments.	5,650 to 10,616 du's

Table 23B
Vacant, Developed and Developable Land
 City of Escondido
 1989

	<i>Acres</i>	
	<i>1986</i>	<i>1995</i>
Total Developed Acreage	8,396	11,536
Residential	5,759	8,664
Nonresidential	2,328	2,563
Vacant Acreage	12,991	9,851
Developable Acreage	9,280	6,150
Low density single family	3,813	3,163
Single family	4,718	2,615
Multiple family	234	90
Mixed use	13	1
Commercial	145	5
Industrial	357	276

Source: SANDAG Series-7 Regional Growth Forecast 1986-2010.

(6) Energy Conservation

Title 24, Building Energy Standards for Residential Development, establishes energy budgets or maximum energy use levels. The maximum energy use levels are established for three types of residential buildings and sixteen climate zones. The City of Escondido is in the Inland Valley Climatic Zone. The standards of Title 24 supersede local regulations. State requirements mandate Title 24 requirements through implementation by local jurisdictions. Builders have the option of meeting the Title 24 requirements through two different approaches, the performance and the prescriptive approaches.

Performance Approach: The performance approach provides the builder with the greatest flexibility in that the builder determines which mix of design and equipment technologies will be used in meeting the specified energy budget. The builder, however, must be able to demonstrate, through the application of State approved calculation methods, that the proposed building will consume no more energy than the energy budget allows.

Prescriptive Approach: The prescriptive approach will probably be the most common, because it does not require computerized calculations. The prescriptive approach involves the use of one of five packages of energy-efficient measures that meet the energy budget.

(7) Sites for Homeless Facilities

The most recent legislation governing Housing Element law mandates municipalities to address the special housing needs of the homeless within the boundaries of their jurisdiction. The homeless are defined as individuals that lack a fixed and adequate nighttime residence. The primary residences of the homeless are:

- (a) Publicly or privately operated emergency shelter.
- (b) In the street, park, abandoned building, automobile, or in any other public or private place not intended to be used as regular sleeping accommodations for humans.
- (c) In temporary makeshift arrangements in the accommodations of others.

The City of Escondido sponsors/cosponsors several homeless assistance programs that provide shelter, food, clothing, medical and psychological assistance.

Transitional Housing Operated By:

- North County Housing Foundation (under construction)
- St. Clare's Homes, Inc.
- Escondido Youth Encounter

Emergency Shelter for Women and Children Operated By:

- Sister Clare's Homes, Inc.
- Escondido Youth Encounter

Emergency Shelter for Single Men (Operated by North County Interfaith)

- Rosevale Multi-Service Center
(Shelter and nutritional center)

11. Regional Share

According to the state law, local governments' housing needs assessments must include their share of the projected needs for housing in the region. The San Diego Association of Governments (SANDAG) has identified Escondido's share of regional housing needs. The figures are contained in Regional Housing Needs Statement which were adopted in 1990. The total units needed are 10,058 from January 1, 1989 to July 1, 1996, of which 6,705 units would be needed for the five year period of the element.

		1/89 to 7/96	7/91 to 7/96
Very Low Income Households	(23.0%)	2,313	1,542
Low Income Households	(17.0%)	1,710	1,140
Moderate Income Households	(21.0%)	2,112	1,408
Other Income Households	(39.0%)	3,923	2,615
Total		10,058	6,705

Table 24
Regional Share by Jurisdiction
 San Diego Region
 1991-1995

	Regional Share				5-Year Regional Share
	Very Low	Low	Moderate	All Other	
Carlsbad	1,443	1,066	1,317	2,447	6,273
Chula Vista	821	607	749	1,392	3,569
Coronado	149	110	136	254	649
Del Mar	50	37	45	84	216
El Cajon	473	349	432	801	2,055
Encinitas	323	239	295	549	1,406
Escondido	1542	1140	1408	2,615	6,705
Imperial Beach	50	37	45	84	219
La Mesa	323	239	295	549	1,406
Lemon Grove	174	129	159	295	757
National City	249	184	227	421	1,081
Oceanside	1,716	1,269	1,567	2,911	7,463
Poway	497	368	454	844	2,163
San Diego	10,074	7,446	9,198	17,084	43,802
San Marcos	846	625	772	1,434	3,677
Santee	448	331	409	759	
Solana Beach	50	37	45	84	
Vista	895	662	818	1,518	
Unincorporated	4,751	3,512	4,338	8,056	20,657

Source: SANDAG's 1989 Regional Housing Needs Statement

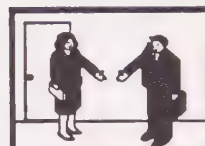
12. Special Conversion

The City has initiated a program to prepare for potential conversion of low income rental units. Program 3.6 identifies a schedule that calls for a evaluation of funding strategies and adoption of a program by the Spring of 1991. Projects that have potential for conversion are identified below:

<i>Name of Project</i>	<i>Number of Units</i>	<i>Type</i>
Escondido Apt.	92	All family
Escondido Park Apt.	164	All family
Mission Terrace	122	All family

COMMUNITY FACILITIES and SERVICES

HUMAN SERVICES



PARKS & RECREATION



LIBRARIES



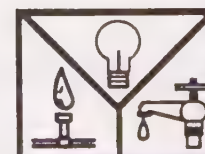
ESCONDIDO CIVIC CENTER

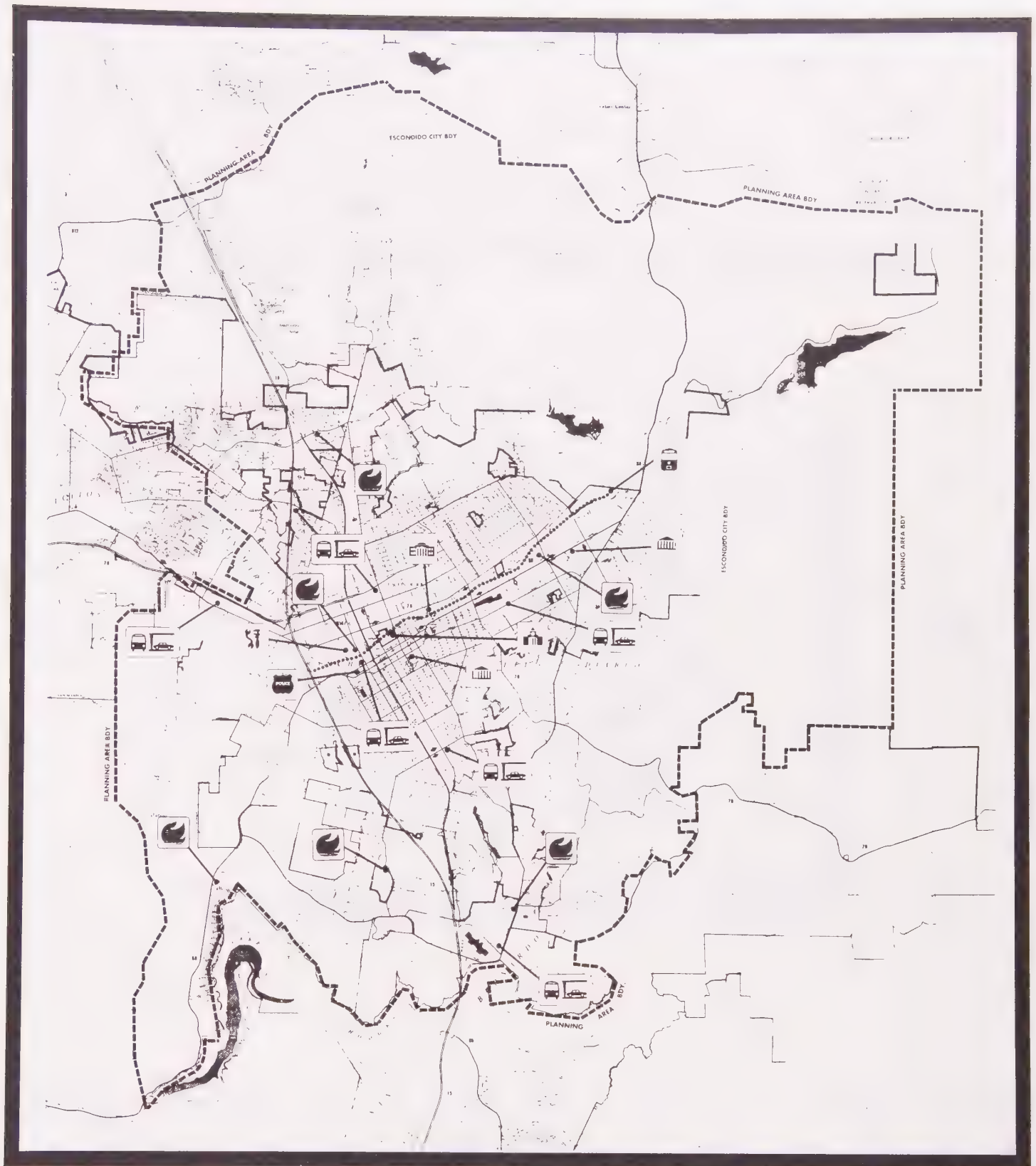


SCHOOLS



UTILITY SYSTEMS PLANS





Fire Stations



Central Police Facility



Municipal Yard



Park and Ride



*Denotes Transit Center

East-West Transit Link

City Building/Administration

County Building/Administration

*Library

*Denotes Proposed Facility

COMMUNITY FACILITIES

Figure III-1



❖ HUMAN SERVICES ❖



III. COMMUNITY FACILITIES AND SERVICES

A. INTRODUCTION

The purpose of this Community Facilities Element of the General Plan for the City of Escondido, California is to provide overall direction for the provision of adequate public facilities necessary to serve the existing and future developed areas of the City in a coordinated and cost effective manner. It is also intended as a comprehensive information source, containing significant data regarding the status of the City's major capital facilities.

The basic intent of this Community Facilities Element is to provide a comprehensive and current inventory of the City's community facilities. Therefore, this plan element is dependent upon primary field inventories as well as data included within various master plans including sewer, water, drainage, circulation and redevelopment and elements relative to accuracy, completeness and consistency. Further, to the extent possible, these documents are incorporated into this Community Facilities Element by reference.

The purpose of this specific document is to summarize findings of an indepth analysis of the conditions, capacities and status of all public facilities serving the City of Escondido. In addition to the analysis, this element outlines objectives, policies and standards to be utilized for programming primary public facilities. By comparing these policies and standards to projected growth in the City, a more accurate assessment of future facility needs is thereby evaluated.

B. HUMAN SERVICES

The City of Escondido recognizes that with urbanization comes more serious social problems. An adequate level of infrastructure of health, recreational and human care services should be maintained to preserve Escondido's quality of life and provide for the public safety.

Escondido has been active in the facilitation of social services. This section covers the City's continued role in these services. The policies affecting the provision of health, recreation and human care services are intended to respond to social conditions resulting from heavy in-migration; a large proportion of senior citizens, minorities, and school-age children; and homelessness.

These conditions underscore the need for a comprehensive network of public and private, volunteer and professional, services and facilities. This network represents a partnership of schools, City government, service clubs, churches, parents, law enforcement, health care professionals, business groups, foundations, service providers, and the community at large. Escondido has long been known for its many active volunteer groups and recognizes their tremendous importance in maintaining the quality of life in Escondido.

1. Policies Regarding Human Services

Through various federal funding programs, the City and its contracting agencies have been able to support a wide range of human service activities which include and address child care, child abuse, substance abuse, the homeless, senior issues including Mobile Home Outreach, and emergency response. However, faced with

and address child care, child abuse, substance abuse, the homeless, senior issues including Mobile Home Outreach, and emergency response. However, faced with federal and state funding uncertainties, the City is placed in the position of taking an even more proactive role. The City Council refers to a Social Services Master Plan, updated yearly by the Human Care Services Coalition, and has charged the Community Services Commission and departmental staff to analyze, study, and make recommendations concerning programs and funding. The following policies are intended to promote the City's role as a facilitator and coordinator of public and private efforts.

Human Services

Policy B1.1: The City will continue to support programs to meet social needs which are either unserved by other public and private agencies or which the City can deliver in a more efficient and/or economical manner.

Human Services

Policy B1.2: The City will pursue sources of federal, state, regional, and/or private resources to address social problems.

Human Services

Policy B1.3: The City shall encourage the joint use of public facilities for educational, recreational, and cultural activities for youths, adults, and seniors.

Human Services

Policy B1.4: The City shall provide job opportunities for the economically, physically, and socially disadvantaged wherever possible and shall cooperate with other appropriate institutions and agencies who currently provide these opportunities.

2. Policies Regarding Day-Care

The City fully recognizes its role in the development of child care facilities. Foremost, the City can use its land use authority to ensure that such facilities can be developed within different land uses. The following policies are intended to direct City efforts to promote this service.

Human Services

Policy B2.1: The City shall continue to allow small child care facilities in all residential zones as a permitted use consistent with state law and local provisions.

Human Services

Policy B2.2: The City shall review all conditional use permit applications for day-care facilities to ensure that they are conveniently accessible to surrounding residents within the neighborhood. The most desirable locations shall be at schools, near parks, and within master-planned developments.

Human Services

Policy B2.3: Large day-care facilities shall be permitted in all zoning designations as a conditional use except where permitted by right pursuant to state law or by a Land Use Area Plan. Child care facilities

ties shall not be permitted in industrial zones due to potentially hazardous conditions in such area.

**Human Services
Policy B2.4:**

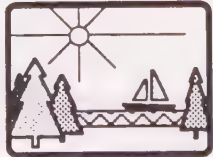
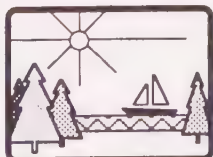
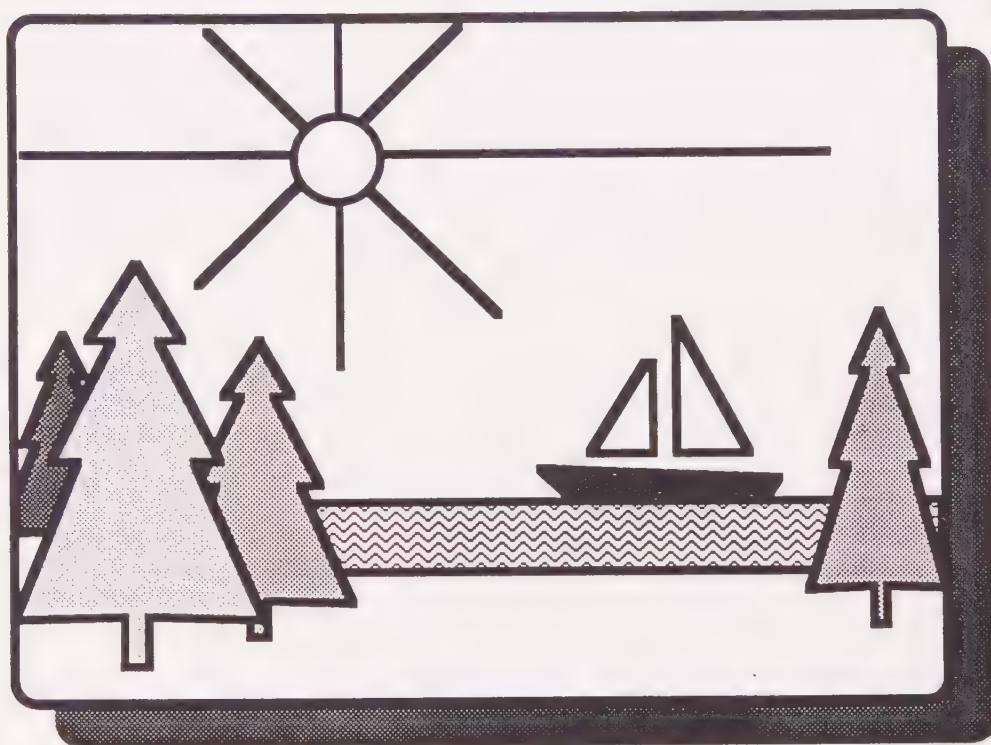
The City shall encourage the development of child care facilities within residential and commercial land use designations to meet the needs of residents and employees by adopting a program of incentives for developers to provide such facilities. Implementation may include, but is not limited to:

- (a) acceptable use of modular units compatible with surrounding area;
- (b) related fees reduced for residential or commercial projects; and
- (c) staff support and technical assistance which may include:
 - (1) a designated City “specialist” and early review of plans for child care centers;
 - (2) development of guidelines and a procedural handbook for streamlined permit/review process;
 - (3) ordinance establishing developers’ fees or in-kind contributions of land, facilities, information and referral assistance, and/or subsidy vouchers to be used to reduce child-care costs, and reconciliation of child-care licensing requirements with City requirements and standards.
 - (4) development of a marketing/media campaign for residential, business, and commercial and shopping center development to include day care facilities;
 - (5) staff participation on Community Advisory Board for child-care providers to develop standards and identify sources of funding for child care;

**Human Services
Policy B2.5:**

The City shall support the use of public facilities, schools, churches, and space within other organizations to accommodate child care services by considering reduced applicable fees. A finding that such uses are compatible with the above must be made prior to a reduction in fees.

~ PARKS & RECREATION ~



C. PARKS AND RECREATION

Escondido residents consider park and recreation facilities as significant factors contributing to the overall quality of life within the City. Residents have stated a strong commitment to expanding the City's park and recreation facilities to enrich the quality of life for all citizens of Escondido. By providing constructive leisure opportunities and recreational experiences and programs, the City hopes to contribute to the total health of the individual while meeting the overall needs and desires of the community.

The policies included below are intended to help the City address its commitment to providing adequate park and recreation facilities for all of its residents by setting forth clear and achievable standards for how much park and recreation space should be available, by specifying the overall character of these facilities, and by indicating where within the Planning Area new facilities should be located.

Providing park and recreation facilities includes, by definition, the acquisition and development of land as well as funding the ongoing operation and maintenance of the developed facilities. The City will be able to provide these fund through various revenue sources, including but not limited to: revenues from the general fund, park development fees, user fees, other special City revenues, and special state and federal grants. Open space and trail corridors will be established to link recreational facilities.

1. Policies Regarding Parks and Recreation

Parks & Rec.

Policy C1.1:

The City of Escondido shall assist in the coordinated planning, development and, where appropriate, maintenance of unique regional amenities within and adjacent to the community. These amenities include: Kit Carson Park, Lake Wohlford Regional park, Lake Dixon Regional Park, San Dieguito Corridor Regional park and Felicita County Park. This regional recreational and open space amenity system shall be planned, developed and implemented in coordination with the existing system of "Neighborhood" and "Community" parks throughout the City of Escondido and the Planning Area.

Parks & Rec.

Policy C1.2:

The City of Escondido shall plan for 2.78 acres of developed "Neighborhood" and "Community" parks per 1,000 residents within the City. A minimum of 0.5 acres of neighborhood parks per 1,000 residents shall be located within each neighborhood (subarea) designated in the Land Use and Growth Management Elements.

Parks & Rec.

Policy C1.3:

Priority shall be given to acquiring and developing neighborhood (and pocket) parks in urban areas with the greatest need. School playground areas may be included as park acreage provided, however, that neighborhood park amenities and facilities are provided and open to the public.

Parks & Rec.

Policy C1.4:

A master plan of trails shall be adopted in coordination with the County, City of San Diego, City of San Marcos, and San

Dieguito River Valley Regional Open Space Park. The master plan will address specific trail alignments, standards, types of trails, signage, implementation strategies and other factors as determined by the City Council.

**Parks & Rec.
Policy C1.5:**

The City of Escondido shall also undertake a parks acquisition and improvement program to accommodate future growth needs, and shall develop an improvement program for future growth through General Plan buildout.

**Parks & Rec.
Policy C1.6:**

Sites being considered for development as new active “Community” parks should meet all the following standards:

- (a) The topography and land configuration should be suitable to accommodate the park’s proposed uses. A minimum of 65 percent of the park land area should be useable for active recreation areas;
- (b) Sites should have or be able to achieve safe pedestrian and bicycle access;
- (c) Sites should be visible from the street to enhance enjoyment of the park by people driving by and to facilitate security surveillance;
- (d) A minimum site area of fifteen (15) acres is desired;
- (e) Noise and light generated by park use should be mitigated to avoid disturbing adjacent residents;
- (f) Parks should be buffered from adjacent residences through the use of landscaping, berms or other treatments; and
- (g) “Community” Parks should be located in residential neighborhoods with at least one access point on a Collector road or larger street classification. Whenever possible, these facilities should be located adjacent to public schools.

**Parks & Rec.
Policy C1.7:**

“Community” parks may include, but shall not be limited to, the following activity areas/facilities:

- (a) multi-purpose turf areas;
- (b) play equipment for both pre-school and elementary school age children;
- (c) opportunities for passive recreation;
- (d) bike paths which are linked to a citywide bike trail system;
- (e) off-street parking facilities;

- (f) multi-use court areas and athletic areas; and
- (g) restrooms and/or multi-use recreation buildings. Specific activity areas/facilities should be planned, in consultation with area residents in order to respond to the recreational needs of the surrounding residents.

**Parks & Rec.
Policy C1.8:**

The City of Escondido shall continue strong support of recreational programs for all age groups.

**Parks & Rec.
Policy C1.9:**

If land purchased for use as a public park is taken for another use, the City shall require that the land be replaced on an acre per acre basis including park facilities so that there is no net loss in total park acreage or facilities. Revenues generated from the sale of the park land shall be used to acquire the replacement park land.

**Parks & Rec.
Policy C1.10:**

“Neighborhood” parks of approximately 2-5 acres should be developed in residential areas where there is insufficient land to accommodate a 15-acre “Community” park. A large majority of this land shall be useable for active recreation. These parks may include but are not limited to, the following activity areas/ facilities:

- (a) multi-purpose turf area;
- (b) play equipment for both pre-school and elementary school age children;
- (c) opportunities for passive recreation;
- (d) restroom facilities; and Neighborhood parks shall be located in residential neighborhoods with at least one access point off a Collector road. Whenever possible, these facilities shall be placed adjacent to public schools. Pocket parks shall include similar facilities and characteristics as neighborhood parks but are smaller than two acres and typically will not include restroom facilities.

**Parks & Rec.
Policy C1.11:**

The City shall endeavor to maintain joint-use agreements with the Escondido school districts which enable the City to use these facilities for recreational activities for the general public when school is not in session.

**Parks & Rec.
Policy C1.12:**

The City’s “Regional” parks will continue to provide opportunities for active and passive recreation also offered in Community parks. In addition, they should serve a broader function of protecting significant landforms providing scenic views, preserving

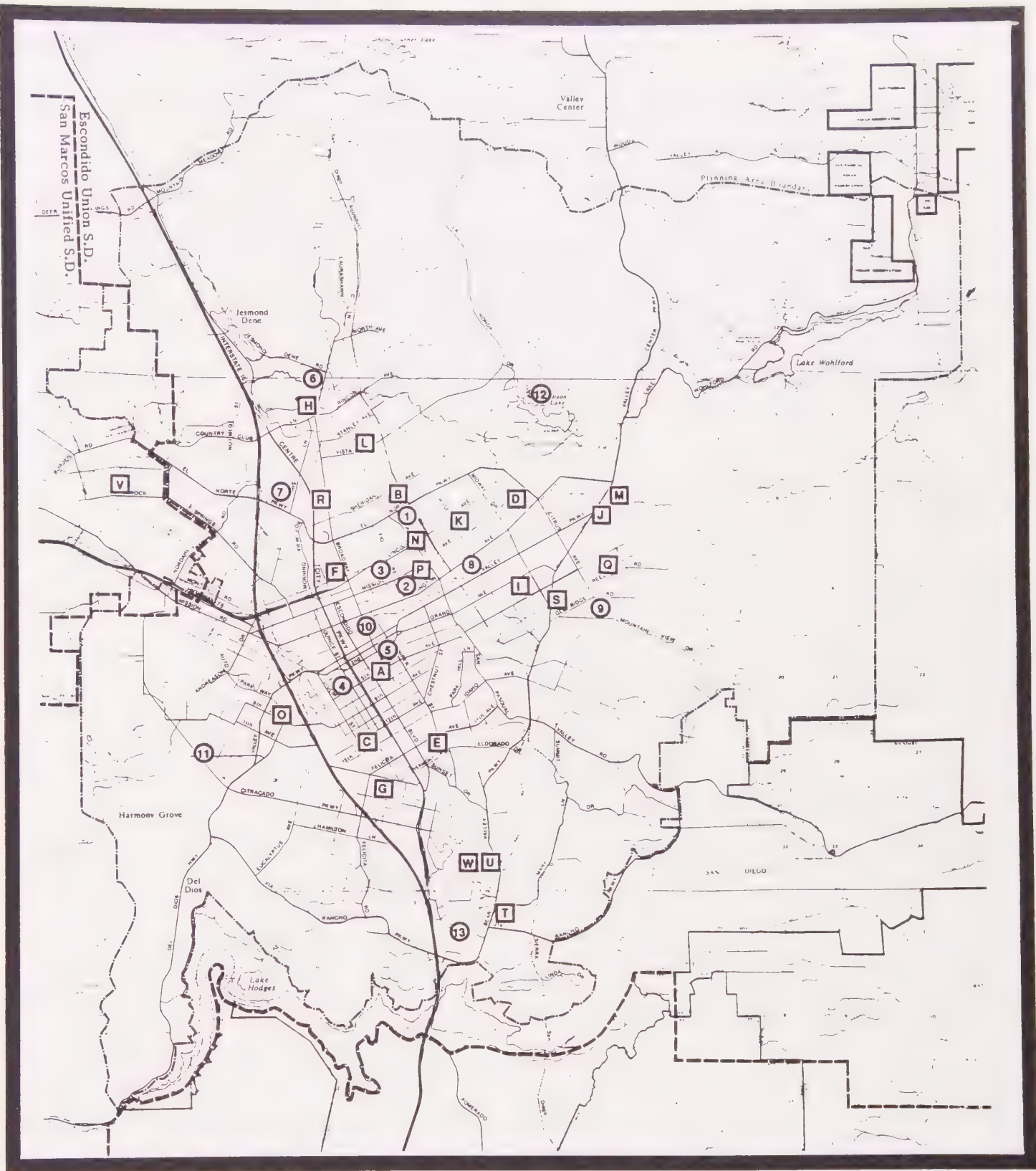
wildlife habitat, and offering Escondido residents access to natural areas. Activities offered in "Regional" parks may include many activities found in "Community" parks provided they are compatible with the natural areas of the Regional Parks. They may also include the following:

- (a) nature-hiking trails;
- (b) equestrian centers and trails;
- (c) jogging paths;
- (d) nature interpretive centers;
- (e) areas for rustic tent camping as well as for camping with recreational vehicles;
- (f) wildlife sanctuaries;
- (g) youth camps; and
- (h) retreat centers.

**Parks & Rec.
Policy C1.13:**

The City shall provide a minimum of two (2) community centers and additional Special Service Facilities that serve a single recreational function, the recreational needs of a special population, and/or indoor recreational activities prior to buildout of the General Plan. These facilities should be on or adjacent to "Regional" and/or "Community" parks, existing school sites, or part of a planned "Community Facilities Cluster." Such facilities may include, but are not limited to, the following:

- (a) swimming pools;
- (b) lighted or unlighted athletic facilities;
- (c) community buildings containing, classrooms, meeting rooms, etc.;
- (d) satellite senior citizen centers;
- (e) branch libraries;
- (f) child care centers;
- (g) golf courses;
- (h) community gardens; and
- (i) equestrian centers.



PARK, RECREATION AND SCHOOL FACILITY

- ① Parks (for Reference to Letters see Table III-1)
- School District Boundary
- A Schools (for Reference to Numbers see Table III-2)

Figure III-2

**Parks & Rec.
Policy C1.14:**

The City shall generally collect park development fees to finance acquisition and development of recreational facilities. In lieu of collecting park development fees, the dedication of land for such facilities may be considered subject to City approval.

**Parks & Rec.
Policy C1.15:**

The City may allow a developer to dedicate land for use as a public "Community" park as part of a planned development, if the proposed site meets the specified criteria of these policies. The dwelling units that would have been built on the proposed park site may be built elsewhere within the planned development if the "clustering" conditions of the implementations section and Land Use Element are met. With the planned development process, developers will still be required to pay park development fees.

**Parks & Rec.
Policy C1.16:**

Any park or recreation facility constructed as part of a private development, and intended solely for use by residents of the development, is not considered a public park.

**Parks & Rec.
Policy C1.17:**

Any area which is to be preserved as open space with the expressed purpose of visual and/or natural resource protection, but is not to be developed for recreational purposes such as hiking trails, shall not be considered a public park, but shall be considered as a component of the Escondido Open Space System.

**Parks & Rec.
Policy C1.18:**

When development proposals involving a minimum of 5 acres are submitted to the City, the City shall review the suitability of the site for a "Neighborhood or Community park." If the City finds that the site would be appropriate for a park in accordance with the criteria identified in these policies, consideration shall be given to its acquisition.

**Parks & Rec.
Policy C1.19:**

The City shall encourage development of public and private golf courses. These facilities can be developed in conjunction with large scale residential developments employing clustering techniques.

Table III-1: Public Parks

	Developed Acreage	Undeveloped Acreage	Total Acreage
NEIGHBORHOOD PARKS			
1. El Norte	2.5	—	2.5
2. Elmwood	1.1	—	1.1
3. Youth Activity	2.5	—	2.5
4. Westside	2.3	—	2.3
5. Rock Springs	—	4.0	4.0
TOTAL	8.4	4.0	12.4
COMMUNITY CENTERS			
Mathes Community Center			
COMMUNITY PARKS			
6. Jesmond Dene	9.5	31.8	41.3
7. Rod McLeod	18.0	—	18.0
8. Washington	11.0	—	11.0
9. Mountain View*	—	23.0	23.0
10. Grape Day	23.5	—	23.5
11. Avenida Del Diablo	—	12.0	12.0
12. Dixon Lake/Picnic Area	8.0	—	8.0
13. Kit Carson Active Rec Area	100.0	—	100.0
14. Eagle Crest	—	32.0	32.0
TOTAL	170.0	98.8	268.8
SCHOOL PLAYGROUND*+			
15. Elementary Schools (12)	60.0	—	60.0
16. Middle Schools (3)	30.0	—	30.0
17. High Schools (3)	30.0	—	30.0
TOTAL	120.0	0.0	120.0
TOTAL NEIGHBORHOOD, COMMUNITY AND SCHOOL PLAYGROUND ACREAGE	298.4	102.8	401.2
REQUIRED PARK ACREAGE @ 2.78 ac/1,000 people** = 289.7 acres developed Neighborhood and Community Park Space			
REGIONAL PARKS			
18. Lake Wohlford (wilderness area)	1,050.0	—	1,050.0
19. Dixon Lake (wilderness area)	505.0	—	505.0
20. Kit Carson (wilderness area)	100.0*	95.0	195.0
TOTAL	1,655.0	95.0	1,750.0
POCKET PARKS			
21. Felicita Ave/Escondido Blvd		.16	.16
CITY OWNED OPEN SPACE			
22. Palos Vista			62.5
23. Reidy Creek/Hwy 78			20.0
24. Valley Center Rd Watershed			560.0
25. Various Misc/Utility Areas			45.0
TOTAL			687.5

Note: Park numbers refer to Figure III-1.

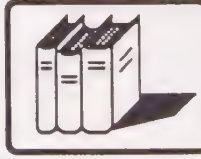
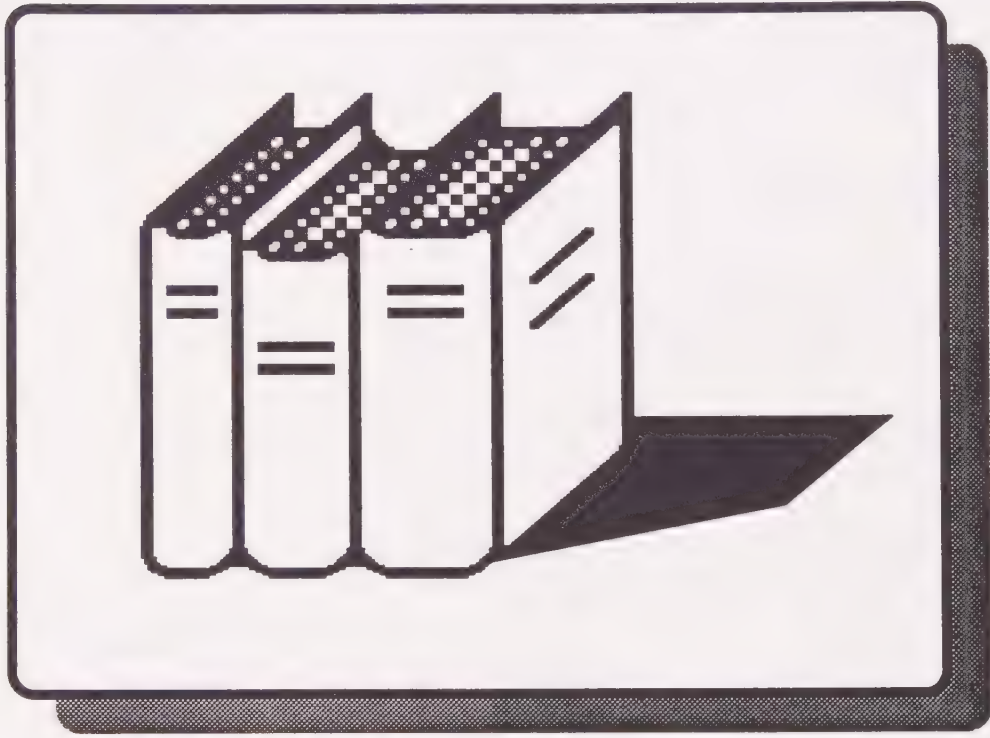
*+ The Quality of Life Standards allow school playground acreage be included as park acreage, provided that neighborhood park amenities are available on the grounds for public use.

** Based on 1990 Department of Finance population estimate of 104,213.

* 11 acres to be developed by September 1990



LIBRARIES



D. LIBRARIES

1. Policies Regarding Libraries

Escondido is served by the centrally located Escondido Public Library, which offers library services, microfilm, movies, video tapes, community programs, and meeting rooms. This facility has markedly enhanced library, cultural, and education services in Escondido. Proposed improvements are geared towards expanding collection stock and staffing, providing additional parking, and automating procedures for loaning library materials. Over the next 20 years, the City should consider options to provide auxiliary services, such as branch libraries and other library programs.

Library

Policy D1.1: The Escondido Public Library System shall make all reasonable efforts to provide and maintain the following library facilities and services standards within the City:

- (a) Library Facilities floor area of .60 square feet per resident of the City of Escondido;
- (b) Accessibility for all Escondido residents to a public library facility within ten (10) to fifteen (15) minutes in driving time or two (2) miles in distance; whichever is greater;
- (c) A ratio of three (3) public library staff per 6,000 residents of the City of Escondido, including one librarian plus two clerical staff within this staffing ratio; and
- (d) A ratio of total items in the Escondido library inventory of 3.0 items per resident of Escondido.

Library

Policy D1.2: The City shall adopt a library master plan and shall implement the plan to the extent economically feasible. This program shall include the construction of a minimum of two (2) branch libraries with a minimum of 40,000 aggregate square feet prior to buildout of the General Plan.

Library

Policy D1.3: The City shall continue to concentrate its resources on improving and maintaining adequate staffing, inventory of items and volumes, and community library services and programs for all residents of Escondido. These factors should be thoroughly reviewed every three (3) years according to the previously stated facilities and service standards.

Library

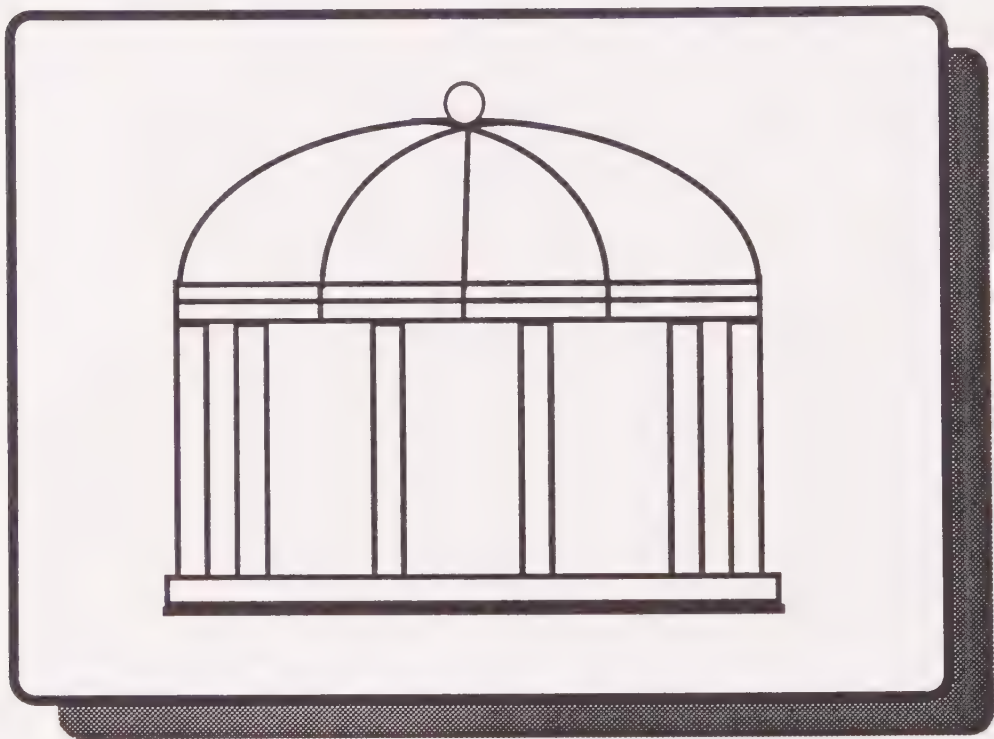
Policy D1.4: Future libraries shall be conveniently accessible to pedestrians, automobiles, and public transit. Locations where large numbers of potential users gather should be considered desirable sites. If possible, these facilities should be combined with other public facilities, parks, shopping centers, or other activity centers in order to encourage the "Community Facilities Cluster" concept.

**Library
Policy D1.5:**

Library programs shall be available to all members of the community and should include services for those who cannot conveniently access a library.

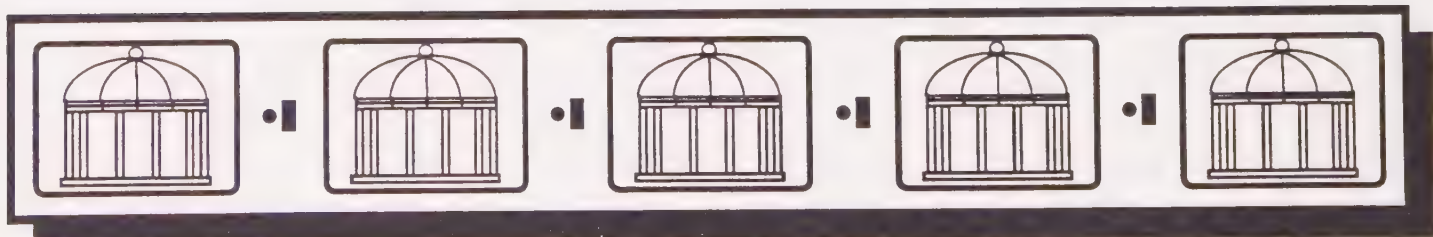
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• ESCONDIDO •
CIVIC CENTER



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E. ESCONDIDO CIVIC CENTER

6. Policies Regarding Escondido Civic Center

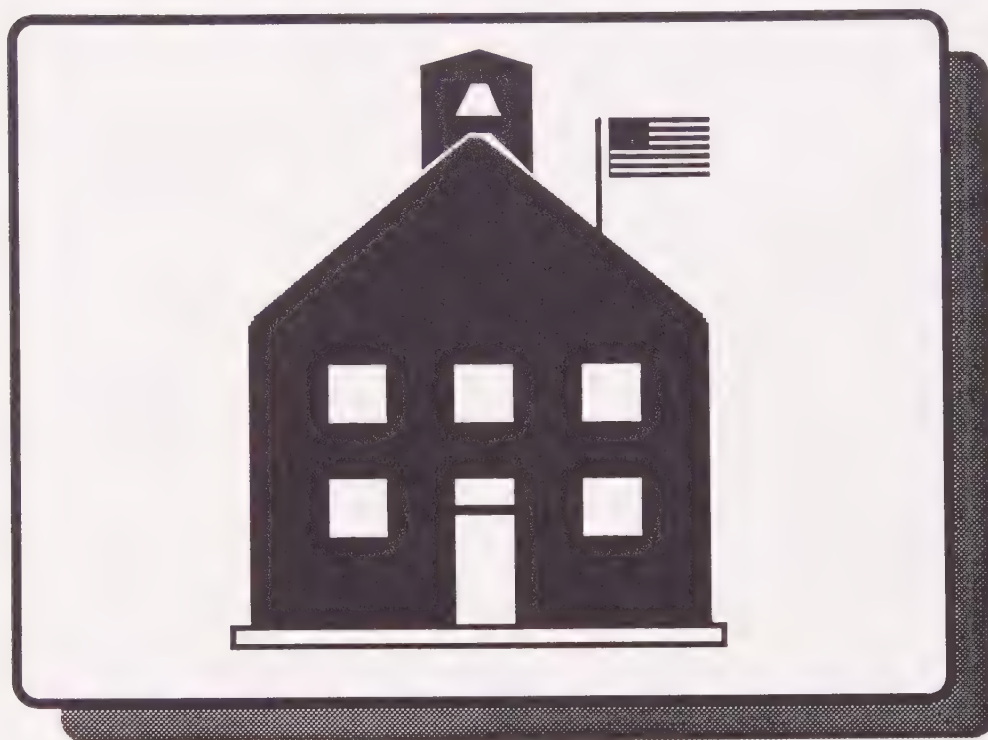
Civic Center Policy E1.1:

The City of Escondido shall construct the planned Civic/Cultural Center as future phases of the overall Civic Center Complex, consistent with the provisions of the facility master plan. This will include, but not be limited to:

- (a) Lyric Theatre;
- (b) Community Theatre;
- (c) Art galleries and visual arts center;
- (d) Community meeting center; and
- (e) Parking facilities.



SCHOOLS



F. SCHOOLS

1. Policies Regarding Schools

Presently, virtually all elementary and high schools in Escondido are at or over their core capacity. Schools within the Escondido Planning Area are identified in Figure III-2 and Table III-2. In order to enhance communication between the City and the school districts, and to recognize the critical need for educational space as new development occurs, the following policies are presented.

Schools

Policy F1.1: The City of Escondido shall work directly with the appropriate School Districts in order that the community shall have sufficient teacher/student ratios with student attendance calculated on traditional school schedules. Implementation of this standard shall result from the efforts of the school districts.

Schools

Policy F1.2: In order to foster cooperation between the City and the school districts, the City shall refer residential development applications to school districts so that they may be aware of potential changes in enrollment and can review such applications in light of their long-range master plans.

Schools

Policy F1.3: When development proposals involving more than 10 acres are submitted to the City, the City shall refer them to the school district to review the suitability of the sites for schools. If the school districts find that the sites would be appropriate for schools in accordance with policy statements, opportunities to reserve the site shall be considered.

Schools

Policy F1.4: Future elementary and middle schools should be centrally located within or adjacent to residential neighborhoods. Preferred sites should be (as recommendations to the school districts):

- (a) relatively level, preferably less than 10 percent slope, and involve minimal grading;
- (b) ideally outside the 100 year floodplain. In all cases, school buildings should be sited outside the 100 year floodplain;
- (c) 400 feet beyond high voltage power transmission lines;
- (d) located to minimize the number of students who will have to cross a major road to reach it;
- (e) located to have direct access to an existing or planned Collector or Local Collector street, as well as direct or indirect access to a second road; but not on a Major Road or Prime Arterial.

- (f) conveniently and safely accessible by pedestrians and bicyclists. Future high schools should be located on relatively level terrain and avoid hazards. Access should be provided directly onto a Collector street as well as directly or indirectly to a secondary road. Sites should not be limited to residential areas and may be acceptable in commercial areas, depending on access, noise, safety and other considerations. Nonresidential sites should be considered especially for continuation schools.

Schools

Policy F1.5:

Land for new school facilities shall accommodate the following minimum space requirements:

- (a) Elementary schools—10 acres (12 acres desired);
- (b) Middle schools—20 acres (25 acres desired);
- (c) High schools—50 acres.

Schools

Policy F1.6:

The school districts and the City shall give priority to school sites that have the potential for acquisition and for joint development for schools and parks.

Schools

Policy F1.7:

The City shall actively involve the School Districts in the General Plan updating and revision process in order to provide guidance to the Districts in the overall management, phasing, and sequencing of residential growth in the City, which will be impacted by the construction of new school facilities.

Schools

Policy F1.8:

The City of Escondido shall continue to monitor the master planning efforts of each School District within the community in order to provide consistent and accurate guidance in demographic baseline and forecasting information.

Schools

Policy F1.9:

The concept of joint Park-School sites shall be strongly encouraged by the City of Escondido, including the provision of open space/trail linkages between school-park sites and residential neighborhoods as a means to implement joint use of playground equipment and ballfields.

Table III-2
Public Schools
 For reference to school sites, see Table III-1

<i>School</i>	<i>Grades</i>	<i>Year Constructed</i>	<i>Core Capacity¹</i>	<i>1989 Existing Enrollment</i>
ESCONDIDO UNION SCHOOL DISTRICT				
A Central	K-5	1938	630	782
B Conway	K-5	1966	720	872
C Felicita	K-5	1951	720	730
D Glenview	K-5	1962	720	755
E Juniper	K-5	1959	720	556
F Lincoln	K-5	1943	720	976
G Miller	K-5	1969	720	597
H North Broadway	K-5	1987	720	769
I Oak Hill	K-5	1963	720	828
J Orange Glen	K-5	1949	720	689
K Rose	K-5	1961	720	793
L Rincon ²	K-7	1987	720	893
M Nicolaysen Ctr.	Special		96	57
N Opportunity Sch. ³			60	5
O Del Dios M.S.	6-8	1962	1,200	1,114
P Grant M.S.	6-8	1954	1,200	1,171
Q Hidden Valley M.S.	6-8	1974	1,200	1,294
W L.R. Green Elem. ⁴	K-6	1990	630	680
ESCONDIDO UNION HIGH SCHOOL DISTRICT				
R Escondido		1954	1,526 ⁵	1,646
S Orange Glen		1963	1,899	2,229
T San Pasqual		1972	1,557	1,677
U Valley		1976		420
SAN MARCOS UNIFIED SCHOOL DISTRICT				
V Woodland Park	K-6			

¹ Source: School Board Action Fall 1988 (includes temporary and permanent classrooms)

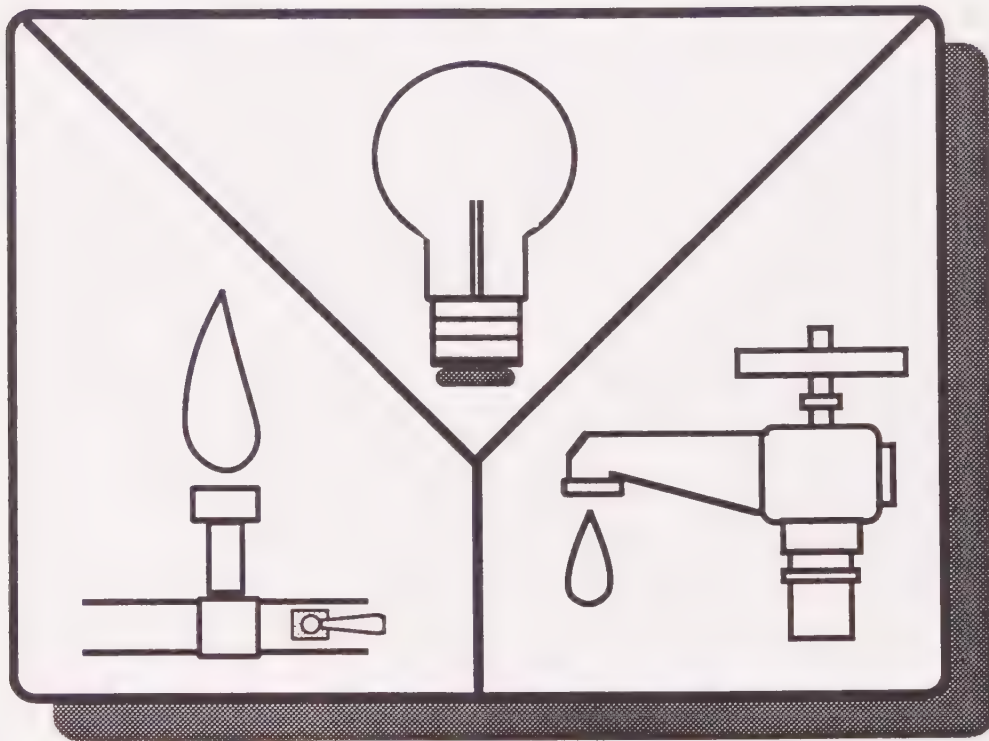
² Scheduled for expansion from K-7 to K-8 September 1990.

³ Opportunity School; Preschool enrollment: 206, Independent Study: 111

⁴ Scheduled for expansion to K-7 September 1990 and to K-8 September 1991.

⁵ Capacities for High Schools are determined by permanent classroom space only.
 All High Schools have temporary classrooms to accomodate enrollments.

UTILITY SYSTEMS PLANS



G. UTILITIES

Utilities include essential services such as water supply, wastewater collection and treatment, and storm drainage. Each of these utilities is critical to achieving and sustaining urban development. The provisions of such services must occur concurrent with development. As is stated in the Growth Management Element, public facilities must be identified for each subarea of the City prior to development. Consequently, the planning for these utilities can be a powerful factor in affecting the shape and direction of development in Escondido. The policies found in this section are intended to ensure that these essential services are planned in a coordinated manner with future land use patterns and intensities, the Growth Management Element, and the remainder of this General Plan.

1. Policies Regarding Water Supply

Water supply for the City stems primarily from two sources: local water, derived from precipitation, and stored in Lakes Henshaw and Wohlford, and imported water transmitted by the San Diego County Water Authority. A master plan, administered by the City ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Continued urban development will place increasing demands on these supplies. Potential limitations on the availability of supplies requires the need to combine long-term planning for water supply with long-term planning for community development in Escondido.

Water

Policy G1.1: The City shall maintain adequate water supply, pipeline capacity and storage capacity to meet normal and emergency situations and shall have the capacity to provide a minimum of 750 gallons per day per household under average day conditions and maintain adequate fire flow protection. This minimum standard may be modified by the adopted Water Master Plan. Within this policy, Federal and State drinking water quality standards shall be maintained, and the City shall continue efforts to implement water reclamation and water conservation programs.

Water

Policy G1.2: Throughout the community, the City shall systematically expand water storage capacities and service line distribution systems to keep pace with growth projections of the adopted General Plan.

Water

Policy G1.3: Water supply and distribution facilities shall be funded by the Water Enterprise Fund. This fund shall segregate revenues and expenses into "Existing User" and "New Construction" accounts. Construction Funds shall be used within these accounts to benefit only those providing funds to the accounts.

Water

Policy G1.4: New development in unserved areas shall be approved only where adequate storage facilities and distribution systems can be provided prior to occupancy.

Water

Policy G1.5: The water supply and distribution system shall be designed to allow for development of each service area at the intensity proposed by the Land Use Element of the General Plan.

Water

Policy G1.6: Costs of improvements which are necessary to serve new development, such as extension of lines, pump facilities, storage facilities, and upgrades in the line capacity, shall be financed by the developer. Reimbursement for oversize water lines shall be provided from the funds receiving the benefits. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance improvements; however, existing residents shall not have to pay for improvements necessitated only by new development.

Water

Policy G1.7: The City's shall encourage water conservation and reclamation techniques and programs and shall educate the community about the importance of these efforts.

2. Policies Regarding Sewer Systems

Escondido's wastewater is treated at the Hale Avenue wastewater treatment plant, conveyed over land, and discharged through an ocean outfall. A Master Plan, administered by the City, ensures the adequacy of these facilities to meet the demands imposed by development projected over the General Plan horizon. Significantly, the availability of sewer service distinguishes between urban development and rural development. Thus, the extension of services and the availability of capacity will influence how much and where Escondido grows.

Sewer

Policy G2.1: The City sewer system shall have adequate trunkline, pumping facilities, outfall capacities, and secondary treatment to meet both normal and emergency demand and to avoid sewage spills affecting stream courses and reservoirs and shall provide sewage capacity able to treat a current minimum of 260 gallons per day for each residence on said system in urban areas which may be updated from time to time in the adopted Sewer Master Plan.

Sewer

Policy G2.2: Based upon current system master planning, the City shall systematically expand the treatment capacity in order to serve the projected buildout population.

Sewer

Policy G2.3: All new housing in the City of Escondido shall pay a "per-unit" sewer connection charge.

Sewer

Policy G2.4: The sanitary sewer system shall be designed to allow for full development of each service area at the intensity proposed by the Land Use element of the General Plan.

Sewer**Policy G2.5:**

Costs of improvements which are necessary to serve new development, such as extensions of service and pump facilities and treatment facilities, shall be financed by the developer. Facilities shall be constructed to City standards and dedicated to the City. This policy does not preclude the use of assessment districts or similar mechanisms to finance certain improvements; however, existing residents shall not be required to pay for improvements necessitated only by new development.

3. Policies Regarding Storm-Water Drainage

Collecting and conveying storm water from developed areas and for areas projected for development is essential to protecting lives and property. As such, the policies contained in this section are closely related to the policies found under "Flood Hazards."

Drainage**Policy G3.1:**

The Master Drainage Plan for the City of Escondido shall establish standards for Planning Area drainage. Within each basin studied the Plan, the City shall plan drainage improvements adequate to handle runoff when the drainage basin is fully developed to the intensity proposed by the Land Use element of the General Plan.

Drainage**Policy G3.2:**

The City shall periodically update Drainage Fees on a per gross acre basis for subdivided and developed land in order to incrementally adjust for inflation, construction cost trends and changes in land development intensities and timing.

Drainage**Policy G3.3:**

Acreage Drainage Fees shall be levied City-wide or by drainage basin as appropriate to finance drainage improvements.

Drainage**Policy G3.4:**

The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year floodplain shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For areas that currently are developed, these same measures and standards shall be applied if substantial improvements or upgrades are sought.

Drainage**Policy G3.5:**

To the degree that it is economically feasible and consistent with sound engineering practices the City shall discourage disruption of the natural landform and encourage the maximum use of natural drainageways in new development. Nonstructural flood protection methods, which avoid major construction programs, such as channels, and favor vegetative measures to protect and stabilize land areas, should be considered as an alternative to constructing concrete channels. In this regard, the City shall establish grading standards which control surface runoff associated with new development while preserving natural resources.

**Drainage
Policy G3.6:** Prior to approval of a development application, the City shall determine that there is adequate downstream stormwater drainage capacity to accommodate any additional runoff created by the development within the project's drainage basin.

**Drainage
Policy G3.7:** The City shall locate and/or design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities.

**Drainage
Policy G3.8:** Flood control channels and storm drains shall be maintained through periodic dredging, repair, desilting, and clearing to prevent any loss in effective use.

**Drainage
Policy G3.9:** The City shall require sufficient screening, fencing, landscaping, open space setbacks or other permanent mitigation or buffering measures between drainageway corridors and adjacent and surrounding land uses. The employed measures shall be of sufficient scope to minimize, to the maximum extent possible, negative impacts to adjacent surrounding land uses from the particular drainageway corridor.

**Drainage
Policy G3.10:** The City of Escondido shall attempt to integrate required drainageway planning efforts with linear open space amenities and trail corridors throughout the community, while addressing the issues of life safety, attractive nuisances and long term maintenance responsibility and costs.

4. Policies Regarding the Municipal Facilities Yard

**Facilities
Policy G4.1:** The City of Escondido shall maintain adequate City's Public Works Maintenance Facilities to accommodate the future growth needs of the Community to buildout.

5. Policies Regarding Solid Waste Disposal

There are no solid waste disposal facilities in Escondido. The City's refuse is disposed of in the San Marcos dump, which is expected to close in the near future. As a new regional facility to serve the North County is needed, it is critical that the City continue to participate in and support efforts to locate and develop a facility as soon as possible.

Waste Disposal

Policy G5.1:

The City shall continue to support efforts to maintain adequate facilities for solid waste disposal.

Waste Disposal

Policy G5.2:

The City shall support feasible recycling of waste materials in the City. Small collection facilities shall be permitted in commercial and industrial areas, provided adverse circulation, parking, and visual impacts can be mitigated. A plan for recycling in the City shall be prepared and submitted to the City Council.

Waste Disposal

Policy G5.3:

Sites for transfer stations, where garbage collected from individual collection routes are transferred into larger trucks for disposal, should be permitted within areas designated for General Industrial, provided circulation, visual, and noise impacts do not adversely affect adjacent uses.

H. POLICE AND FIRE FACILITIES

Policies regarding police and fire facilities and services are located in the Community Protection chapter and are incorporated by reference in the Community Facilities and Services chapter.

I. CIRCULATION/TRANSPORTATION

Policies regarding circulation and transportation are located in the Circulation Element within the Land Use chapter and are incorporated by reference in the Community Facilities and Services chapter.

COMMUNITY PROTECTION and SAFETY

FIRE PROTECTION



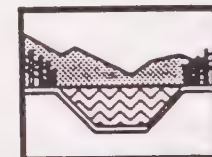
POLICE PROTECTION



SOILS & SEISMIC SAFETY



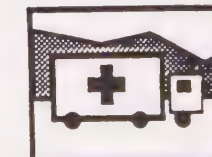
FLOOD HAZARDS



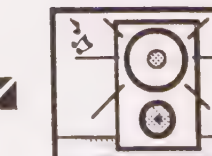
HAZARDOUS MATERIAL



EMERGENCY SERVICES



NOISE



IV. COMMUNITY PROTECTION AND SAFETY

A. INTRODUCTION

Community protection and safety are essential community services. The thrust of both police and fire departments is on prevention of hazardous situations. The policies presented here support this philosophy by recommending facility locations that minimize response times and by proposing physical design guidelines and standards to enhance safety and emergency vehicle access. Additional policies related to emergency preparedness and catastrophic events, such as earthquakes, major floods, hazardous materials and emergency services are addressed in this chapter also.

B. FIRE PROTECTION

The mission of the Escondido Fire Department is to protect the health, safety, and welfare of the Escondido community. This is accomplished by identifying and mitigating hazards and by preparing for, responding to, resolving, and recovering from emergencies. The fire department is the City's lead agency for dealing with natural disasters such as earthquakes, floods, and storms, and for other emergencies related to fire, explosion, hazardous materials, rescue, and medical problems. The following policies are intended to provide general guidelines for the delivery of services by the fire department.

1. Policies Regarding Fire Protection

Fire

Policy B1.1:

The City of Escondido shall strive to provide adequate Fire Department facilities through the achievement of the following facilities and services standards:

- (a) In urbanized areas of the City, an initial response time of five (5) minutes for all structure fire and emergency medical calls and a maximum response time of ten (10) minutes for supporting truck companies and for paramedic units;
- (b) For outlying areas beyond the five (5) minutes initial response time or further than three (3) miles from the nearest fire station, all new structures shall be protected by fire sprinkler systems or an equivalent system as approved by the Fire Chief. To the maximum extent feasible, the initial response time for structure fire calls in these outlying areas shall be a maximum of ten (10) minutes and the maximum response time for paramedic units in these areas shall be fifteen (15) minutes;
- (c) City maintained staffing levels adequate to achieve an Insurance Service Office (ISO) rating of 3.

Fire

Policy B1.2:

Implementation of a proposed Emergency Vehicle Traffic Signal Activation System shall be maintained and enhanced in order to improve fire station service area coverage in conjunction with planned improvements to the City's major thoroughfare system.

- Fire Policy B1.3:** The City shall strive to maintain the current maximum fire flow limit of 2,500 net gallons per minute in relation to structure size, design, and requirements for construction and/or built-in fire protection.
- Fire Policy B1.4:** Mutual Aid and Automatic Aid Agreements with other jurisdictions shall be utilized in order to supplement fire station service area coverage and response times to all portions of the City of Escondido.
- Fire Policy B1.5:** Close coordination shall be maintained between planned improvements to the Circulation System within the City of Escondido and the location of future fire stations, in order to assure adequate levels of service and response times to all areas of the community.
- Fire Policy B1.6:** To the extent economically feasible, the City of Escondido shall undertake a systematic capital improvements program for Fire Department Facilities in order that a minimum of three additional fire stations each staffed with an engine company shall be in placed prior to General Plan buildout, bringing the total to eight (8) stations. Two (2) new stations will be Type I facilities, with 3,000 to 4,000 square feet of building floor area, two (2) apparatus bays and a three (3) person crew. One (1) new station will be Type III with 5,500 to 6,500 square feet of building floor area, up to four (4) apparatus bays and up to three (3) person crews.
- Fire Policy B1.7:** Future fire station sites and facilities shall be closely coordinated with existing and planned public parks, libraries, police substations and other activity centers in order to encourage implementation of the "Community Facilities Cluster" concept.

Table IV - 1
Fire Protection Standards

Needed Fire Flow in Gallons per Minute (gpm)	Equipment/ Staff (b)	Response Times for Emergency Resources (d)						Totals
		5(c) min.	7 min	10 min.	15 min.	20 min.	30 min.	
500	Engine	•				•		2
	Paramedic Unit			•				1
	Truck/Brush					•		1
	Duty Chief				•			1
750	Engine	•		•				2
	Paramedic Unit			•				1
	Truck/Brush			•				1
	Duty Chief				•			1
1,000	Engine	•		•		••		4
	Paramedic Unit			•				1
	Truck/Brush			•			•	2
	Duty Chief				•			1
1,500	Engine	•	•		•	••		5
	Paramedic Unit	•						1
	Truck/Brush			•			•	2
	Duty Chief				•			1
2,000	Engine	•	•		••	••		6
	Paramedic Unit	•		•				1
	Truck/Brush						•	2
	Duty Chief				•	•		2
2,500	Engine	•	•		••	••		6
	Paramedic Unit	•				•		2
	Truck/Brush			•			•	2
	Duty Chief				•	•		2

(a) The standards contained in this table may be periodically revised by the Fire Department.

(b) Staffing standards per equipment and/or position: Engine = 3 Truck/Brush = 3
 Paramedic Unit = 2 Duty Chief = 1

(c) All habitable structures located more than three miles travel-distance or a five minute response time from a City of Escondido fire station must be protected by a life-safety automatic fire sprinkler system.

(d) Fire Department response to structures protected by automatic fire extinguishing systems may be altered as determined by the Fire Chief.



Primary Granitic Soils Presenting Development,
Grading and Landscaping Constraints



Fire Hazard Areas



Fire Hazard Area Which Extend Beyond the
Planning Area Boundary

LIMITATIONS TO URBAN DEVELOPMENT (Soils & Fire Hazards)

Figure IV-1

**Fire
Policy B1.8:** The City shall maintain a high standard for the delivery of fire protection, including a commitment to the use of state-of-the-art equipment and management techniques.

**Fire
Policy B1.9:** The City shall formally adopt the concept of Needed Fire Flow to plan its fire suppression operations. (Needed Fire Flow is the water flow rate needed to control a fire in a building or structure. Factors determining the Needed Fire Flow are size of the building or structure, type of construction according to the Uniform Building Code, use or occupancy of the building or structure, and proximity to property lines, other structures and/or hazards.)

**Fire
Policy B1.10:** In order to minimize fire hazards, the Escondido Fire Department shall be routinely involved in the review of development applications. Consideration shall be given to adequate emergency access, driveway widths, turning radii, fire hydrant locations, and Needed Fire Flow requirements.

**Fire
Policy B1.11:** Development proposals within designated high fire hazard areas shall include plans for mitigation of potential grass and brush fires. These plans shall address the need for life safety automatic fire sprinkler systems, water availability, secondary emergency access routes, construction requirements, and landscaping around structures.

**Fire
Policy B1.12:** The City shall participate in mutual aid agreements when appropriate to provide and maintain adequate fire protection for the City.

C. POLICE FACILITIES

A primary goal of the City's police department is to maintain a sense of personal safety and security. While maintaining law and order, the police department is also active in sponsoring and participating in community involvement programs. Demographic and economic conditions will have tremendous influence on the demand for police services. A growing elderly population, additional recreational facilities, increased traffic volumes, expanded city limits, and new businesses all increase the importance of maintaining and supporting law enforcement services.

1. Policies Regarding Police Facilities

**Police
Policy C1.1:** The City of Escondido shall strive to systematically correct existing organizational, personnel and facilities deficiencies which may be identified within an ongoing management analysis of the Police Department, with emphasis on appropriate staffing increases and improvements in productivity.

- Police
Policy C1.2:** The City of Escondido Police Department shall strive to provide a maximum response time of four (4) to six (6) minutes for all Priority I and II emergency service calls as designated in the Quality of Life standard.
- Police
Policy C1.3:** The Police Department shall strive to provide sworn officers with 40% uncommitted patrol time for preventative/proactive policing activities.
- Police
Policy C1.4:** The City shall strive to provide sworn staff in sufficient numbers to support basic patrol services consistent with patterns observed in progressive departments serving cities in the population range comparable to Escondido at buildout.
- Police
Policy C1.5:** The City shall strive to provide civilian staff in sufficient numbers to support sworn staff and to support continuing civilianization of services such as crime prevention, investigative support, crime scene investigation, and taking reports at incident scenes.
- Police
Policy C1.6:** The City shall authorize sufficient staff positions to ensure that there are enough filled positions to meet service level and service delivery targets including provision for staff turnover and position vacancies.
- Police
Policy C1.7:** In order to minimize opportunities for crimes to occur, Police Personnel shall be routinely involved in the review of new development applications as they relate to street access and safety. In particular, the City should review development applications with an intent to incorporate concepts of defensible space into the project. These concepts stress the importance of physical design and surveillance as techniques to deter crime. The structure's size, number of entrances, orientation of parking, etc., and the physical features of the project such as landscaping and lighting, can have an immense effect on people's perceptions about the use, access, and safety of their environments. Guidelines including, but not limited to the following should be used to evaluate the security of proposed development:
- (a) All common and private spaces should be well-defined, utilizing physical design features, such as building enclosures, landscaping, screens and walls, vegetation, paving, grade separation, lighting, fencing, gates, and doors.
 - (b) Entrances to a site and to buildings should be clearly identified; conversely, where access is not desirable, a formal or

symbolic barrier should exist and amply opportunities for informal surveillance should be available.

- (c) Common spaces, such as parking lots or plazas, should be open, visually unobstructed, and well-lit.

Police

Policy C1.8:

The City shall remain active in crime prevention by working with human care agencies, recreational agencies, educational services and community groups to:

- (a) reduce victimization;
- (b) encourage recreational opportunities to provide off-school hour activities for youth; and
- (c) maintain awareness of potential problem areas.

Police

Policy C1.2:

The City shall maintain a high standard for the delivery of law enforcement services, including a commitment to the use of state-of-the-art equipment and management techniques.

Police

Policy C1.10:

Police operations, including proactive and reactive law enforcement and administrative efforts, shall be expanded as the City's population grows, and the City shall evaluate the quality of police services on an annual basis. This evaluation shall focus on staffing and facilities, including assessing the need for additional police substations relative to changing conditions within the City.

Police

Policy C1.11:

The City shall maintain its efforts to educate the public about crime deterrence through programs like the Neighborhood Watch Program within residential neighborhoods and the Business Watch Program within commercial and industrial areas.

Police

Policy C1.12:

Future police facilities sites shall be closely coordinated with existing and planned public parks, libraries, fire stations and other activity centers in order to encourage the implementation of the "Community Facilities Cluster" concept.

D. COMMUNITY SAFETY

1. Policies Regarding Soil, Steep Slopes, and Seismic Safety

Regulation of development in areas of steep slopes is directly related to public safety and health, as the degree of slope is related to flood control problems, erosion control, landslides, and fire hazard. These problems become particularly acute on slopes greater than 25 percent. Accordingly, many communities, including the County, map slopes greater than 25 percent, recognizing them as potentially hazardous areas. Similarly, many of the soil compositions that comprise the Escondido Planning Area present difficulties for development in that they cannot support

roadways or foundations, are unacceptable for septic systems, and are highly erodible. The intent of these policies is to protect public health and safety.

Soils

Policy D1.1: The City shall regulate development to avoid public financial demands incurred when the public utilities and services cross areas of geotechnical hazards (such as areas of steep slope or with soils) and thereby require undue measures of installation, maintenance, and replacement.

Soils

Policy D1.2: The City shall require that development applications on slopes 25 percent or greater (see Open Space) include assessments prepared by a certified geotechnical engineer of slope stability and erodibility. The purpose of such assessments shall be to identify the areas most capable of tolerating grading, road construction, and utilities, and the measures needed to avoid or mitigate hazards.

Soils

Policy D1.3: The City shall only approve new development in areas identified with geotechnical hazards subject to completion of a geotechnical report and only if such hazards are satisfactorily mitigated.

Soils

Policy D1.4: In all areas with steep slopes, grading practices for drainage purposes should restore natural patterns of surface water runoff with respect to volume of flow so that any diversions will not induce or accelerate sheet erosion, gullying, and other forms of erosion.

Soils

Policy D1.5: The City shall enforce Uniform Building Code standards to protect public health and safety. Grading ordinance requires a soils report prepared by a qualified expert which shall explore imposing more rigorous standards because of the adverse effect such soils have on foundations and utilities. Soil associations with shrink-swell characteristics include: Auld, Bonsall, Chino, Fallbrook, Herhero, Los Posas, Placentia, Ramona, San Miguel, and Wyman.

2. Policies Regarding Flood Hazards

There still are sections of the Planning Area that would be subject to inundation in the event of a 100-year storm. These areas include northern portions of Reidy Creek north of Rincon Avenue, an area alongside Escondido Creek west of Hale Avenue, along Kit Carson Park Creek north of Via Rancho Parkway, an area straddling Midway Drive north of the Escondido Channel, and an area straddling Valley Parkway between Ash and Citrus.

The intent of the following policies is to designate appropriate land uses to minimize flood-related damages and to ensure proper creek and channel maintenance to ensure their water-carrying capacity.

Flood

Policy D2.1: The City shall continue to participate in the National Flood Insurance Program. Any development application for construction within the 100-year flood plain (see Open Space Element) shall be reviewed to ensure that the project complies with flood protection measures required by the National Flood Insurance Program. For areas that already are developed, these same measures and standards shall be applied if substantial improvements or upgrades are sought, as required by the National Flood Insurance Program.

Flood

Policy D2.2: The City shall restrict the type and intensity of new development within the 100-year flood plain to protect against potential impacts of flooding. In designated floodways, uses should be restricted to those uses that are tolerant of occasional flooding, including but not limited to agriculture, outdoor recreation, and natural resource areas.

Flood

Policy D2.3: The City should design new critical facilities to minimize potential flood damage from the 100-year flood. Such facilities include those that provide emergency response (hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, ambulance services, and sewage treatment plants). Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities with capacities greater than 100 persons.

Flood

Policy D2.4: Flood control channels and storm drains should be maintained through periodic dredging, repair, desilting, and clearing to prevent any loss in effective use.

Flood

Policy D2.5: The dams at Lakes Dixon and Wohlford shall be inspected periodically to ensure safe operation and maintenance and to minimize the risk of failure.

3. Policies Regarding Hazardous Materials

Hazardous materials represent a potential threat to those who are working with the materials and those who could be affected by its improper or accidental disposal. The cleanup of hazardous wastes from the past and the handling and disposal of newly generated wastes will affect people many generations from now. Site contamination may impair the City's ability to implement this Plan by increasing the costs of development, requiring certain land use restrictions, and causing delays while necessary cleanups are implemented. The policies presented below are intended to protect the public from existing and future hazardous contamination problems.

Hazardous Materials

Policy D3.1: The City shall implement the County's Hazardous Waste Management Plan or shall develop and implement an equivalent plan.

Hazardous Materials

Policy D3.2: The City shall participate in the Hazardous Materials Incident Response Team Program, which is a countywide effort to deal with hazardous materials incidents.

Hazardous Materials

Policy D3.3: The City shall maintain regulations which require proper storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances. This shall require careful review of new uses by the City and all other agencies with responsibilities and relevant expertise including but not limited to the police and fire departments, the County Health Department, the State Department of Health Services, and the U.S. Environmental Protection Agency.

Hazardous Materials

Policy D3.4: If hazardous contaminants are discovered in the groundwater, the City will cooperate with appropriate state and federal agencies to mitigate impacts.

Hazardous Materials

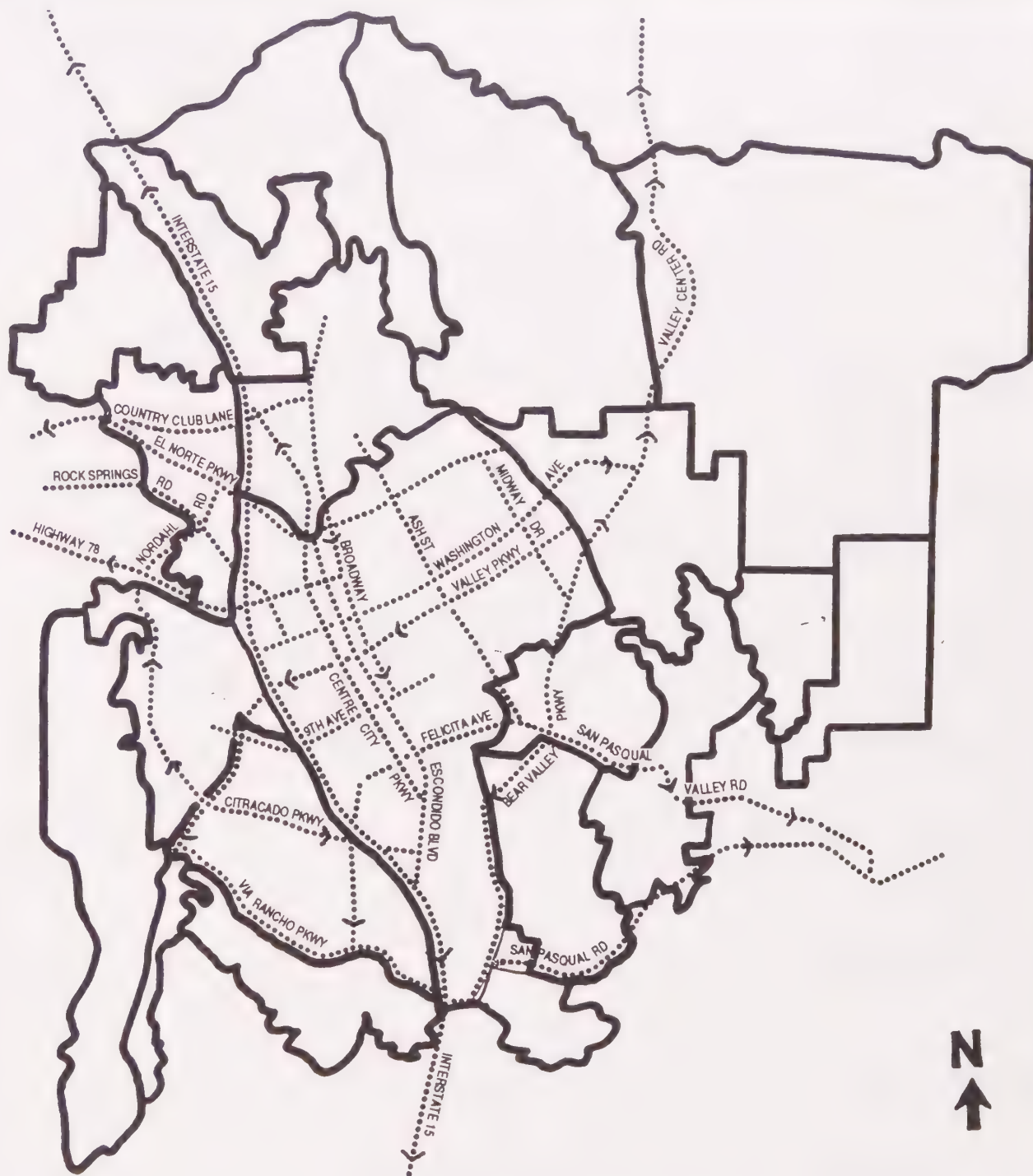
Policy D3.5: Future land use decisions shall take into account the constraints, presented by the potential for site contamination by use, disposal, or storage of hazardous materials. Any use that could allow contact with or introduce contaminated soil or groundwater shall be subject to federal, state and local regulations until health risks are determined to no longer be of concern by the City and the State Department of Health Services.

4. Policies Regarding Emergency Services

Natural and man-made hazards that threaten Escondido are described throughout this Chapter of the General Plan. Emergencies which affect a wide geographical area, several different public agencies, or a large number of people present the most complicated response problems. The adverse impacts of an emergency can be lessened if agencies and individuals respond in a comprehensive, rational fashion. The purpose of the policies below is to minimize threats to public safety by preparing the City to respond adequately to potential emergencies.

Emergency

Policy D4.1: The City shall continue to maintain and upgrade its disaster response plans. Accordingly, the City should continue to participate in the California Disaster and Civil Defense Mutual Aid Agreement, the San Diego County Mutual Aid Agreement and Operational Plan for Fire Departments, and the Unified San Diego County Emergency Services Agreement.



EMERGENCY EVACUATION ROUTES

**Emergency
Policy D4.2:**

The City should conduct periodic emergency drills to test and improve jurisdictional and inter-department coordination and response to emergencies brought about by catastrophes such as fire, flood, earthquakes, and hazardous spills.

**Emergency
Policy D4.3:**

The City shall take measures to provide for emergency response during and after catastrophic events.

**Emergency
Policy D4.4:**

The City's Water Master Plan shall provide for adequate fire storage and flow to meet service needs through the General Plan buildout.

**Emergency
Policy D4.5:**

The City shall promote public awareness of possible natural and man-made hazards, measures which can be taken to protect lives and property, response plans, and evacuation routes.

**Emergency
Policy D4.6:**

The City shall designate I-15, Highway 78, and the following local routes for the public's use in evacuating the City in the event of an emergency:

- (a) for the area north of Highway 78 and west of I15—Country Club Lane, El Norte Parkway, Nordahl Road, and Rock Springs Road;
- (b) for the area east of I-15 and north of Valley Parkway—El Norte Parkway, Centre City Parkway, Ash Street, Midway, Washington, and Valley Center Road;
- (c) for the area west of I-15 and south of Highway 78—Valley Parkway, Via Rancho Parkway, Felicita, and Citracado Parkway;
- (d) for the area east of I-15 and south of Valley Parkway—Bear Valley Parkway, Centre City Parkway, San Pasqual Road, San Pasqual Valley Road, and Felicita; and
- (e) for the downtown area—Valley Parkway, 9th Avenue, Broadway, Washington, Escondido Boulevard, and Centre City Parkway.

E. NOISE

At the community level, noise described as unwanted sound is principally generated by vehicular traffic. In Escondido, traffic along Highway 78, I-15, prime arterials (like Centre City Parkway), and major roads (like El Norte Parkway and Ash) are the primary sources of noise. Railroad and aircraft (the Palomar Memorial Hospital emergency helipad) operations, day care centers, and churches are recognized as additional noise sources. Excessive noise exposure can cause adverse physical and psychological responses, in addition to interfering with speech and concentration and diminishing the quality of life. These impacts are especially damaging to sensitive receptors such as schools, churches, hospitals, convalescent homes, and single family areas.

Noise levels are expressed in decibels (dB). While occasional or instantaneous noises are disruptive, the 24-hour average noise level is the most commonly used measure of the noise environment, for planning purposes. This average, which is weighted for increased acoustical sensitivity of people to noise during the evening and nighttime hours, is referred to as the Community Noise Equivalent Level (CNEL). Specifically discussed are industrial and commercial noise sources as well as noise generated by the Palomar Memorial Hospital helipad. The purpose of this section is to provide the City with guidelines and methods for reducing noise to acceptable levels throughout the community.

Industrial and Commercial Noise Sources: Noise generated by industrial operations, such as loading, unloading, manufacturing and general warehouse activities, is limited primarily to the industrial and manufacturing area located south of Highway 78 generally between the western City limits and Interstate 15. Residential areas are located adjacent to portions of the industrial areas, principally at the western portion of the industrial area.

Noise measurements were made in two residential areas adjacent to industrial sites. On August 24 and 25, 1989, a 24-hour noise measurement was made at the backyard property line of a home on Ross Drive. This home is primarily exposed to manufacturing noise from an adjacent wood cabinet manufacturer. The average hourly daytime noise level associated with the industrial/manufacturing activities ranged up to approximately 60 dB(A) Leq at the backyard. The CNEL was measured to be 58 dB(A). because of the noise characteristics (whining, tonal content, etc.) of the equipment used at this site, adjacent residents are annoyed by the noise.

On August 28 and 29, 1989, a 24-hour noise measurement was conducted near the Casitas del Sol mobile home park. The noise monitoring position is representative of the noise exposures of residents facing the industrial/manufacturing sites along Meyers Avenue. The highest average hourly noise level was measured to be 55 dB(A) Leq. The noise exposure in this area is primarily the result of traffic noise along Meyers Avenue and Highway 78. However, industrial and manufacturing activities including the use of equipment such as forklifts contribute to the ambient noise level. The CNEL was measured to be 56 dB(A).

Noise measurements were also conducted at two locations at the border of commercial and residential land uses. On August 29 and 30, 1989, a 24-hour measurement was made at the Forest Glen Apartments adjacent to Del Norte Plaza. Noise sources at the commercial area include parking and street sweeping activities, unloading delivery trucks, and refuse collection. Traffic along Centre City Parkway and El Norte Parkway also contributes to the ambient noise level. The highest average hourly noise level was

55 Leq and is a combination of both commercial activities and off-site traffic. The CNEL was measured to be 55 dB(A).

On August 30 and 31, 1989, a noise measurement was made at the property line between an apartment complex and a commercial center located at the northwest corner of Broadway and Washington Avenue. Noise at this location is primarily associated with the traffic along the adjacent roadways. Noise levels measured during the daytime ranged from 53 to 57 dB(A) Leq. However, during periods of truck deliveries, the average hourly noise level was measured up to 74 dB(A) Leq. The 24-hour CNEL was measured to be 65 dB(A).

Noise generated by existing commercial and industrial activities at residential areas can be best controlled by implementation of the City's proposed noise ordinance. The noise ordinance requires noise associated with commercial and industrial areas to meet noise level standards. Future commercial and industrial development proposed adjacent to residential areas should be evaluated through the environmental review process to ensure that the proposed developments are designed to meet the noise ordinance standards and Policy 4 of the proposed General Plan Noise Element.

Palomar Memorial Hospital Helipad: Palomar Memorial Hospital is designed as a trauma center and currently has an emergency helipad. This allows patients to be flown in or out of the hospital by helicopter. A Messerschmidt Boelkow-105 helicopter is typically used to fly patients in. Helicopter flights average 23 round-trips per month. Noise from these helicopter flights affects the surrounding commercial and residential areas. The helicopter flights do not, however, significantly affect the CNEL noise level. The CNEL is calculated to be within 60 dB(A) at the hospital site. High noise levels during the helicopter operations would be expected to annoy some residents and possibly disrupt commercial activities.

1. Policies Regarding Noise Control

Noise

Policy E1.1:

New projects shall be required to meet acceptable exterior noise level standards as established in the noise and land use compatibility guidelines contained in Table IV-2. These guidelines, along with the future noise levels shown in the future noise contours map (Figure IV-3) shall be used by the City as a guide for evaluating the compatibility of "noise sensitive" projects in potentially noisy areas.

Noise

Policy E1.2:

In accordance with Table IV-2, the goal for outdoor noise levels in residential areas is a CNEL of 60 dB or less. However, a CNEL of 60 dB or less is a goal which may not necessarily be achievable in all residential areas within the realm of economic or aesthetic feasibility. This goal should be applied where outdoor use is a major consideration (e.g., back yards and single family housing developments, and recreation areas in multifamily housing developments). The goal should generally be applied at ten feet from the backyard property line. However, in certain cases such as on estate lots where backyards are typically very large, the goal could be applied approximately one half the distance between the back of the main residential

structure and the rear property line. The outdoor standard should not normally be applied to balconies or patios associated with residential uses.

Noise

Policy E1.3: The City shall require new residential projects to provide for an interior CNEL of 45 dB or less due to exterior noise sources.

Noise

Policy E1.4: The City shall enforce its noise ordinance to protect the noise environment in existing residential areas. The City shall analyze potential noise impacts associated with any projects which could significantly alter noise levels in the community. The noise impact for the proposed project on existing land use should be evaluated in terms of potential for adverse community response, based on a significant increase in existing noise levels. The “noise/land use compatibility guidelines” are not intended to assess the impacts associated with a project with the potential to generate noise. If an area currently is below the maximum normally acceptable level, an increase in noise up to the maximum should not necessarily be allowed. Projects that increase noise levels by 5 dB or greater should be considered as generating a significant impact and should require mitigation.

Noise

Policy E1.5: The City shall enforce its noise ordinance as the method to control noise from sources other than transportation sources.

Noise

Policy E1.6: The City should encourage use of the following measures to minimize impacts on and from new projects.

- (a) Site Planning. Proper site planning to reduce noise impacts is the first area that shall be required. By taking advantage of the natural shape and terrain of a site, it often is possible to arrange the buildings and other uses in a manner which will reduce and possibly eliminate noise impact. Site planning techniques shall include but not be limited to:
 - 1) increasing the distance between the noise source and the receiver;
 - 2) placing non-noise-sensitive land uses such as parking lots, maintenance facilities, and utility areas between the source and the receiver;
 - 3) using non-noise-sensitive structures such as garages to shield noise -sensitive areas; and
 - 4) orienting buildings to shield outdoor spaces from a noise source.

Table IV - 2
Noise/Land Use Compatibility Guidelines

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L_{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
TRANSIENT LODGING- MOTELS, HOTELS	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
AUDITORIUMS, CONCERT HALLS, AMPHITHEATERS	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable	Clearly Unacceptable
PLAYGROUNDS, NEIGHBORHOOD PARKS	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
GOLF COURSES, RIDING STABLES WATER RECREATION, CEMETERIES	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Unacceptable	Clearly Unacceptable
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Normally Unacceptable
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE	Normally Acceptable	Normally Acceptable	Normally Acceptable	Normally Acceptable	Conditionally Acceptable	Normally Unacceptable

Interpretation (For Land Use Planning Purposes)



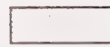
NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.



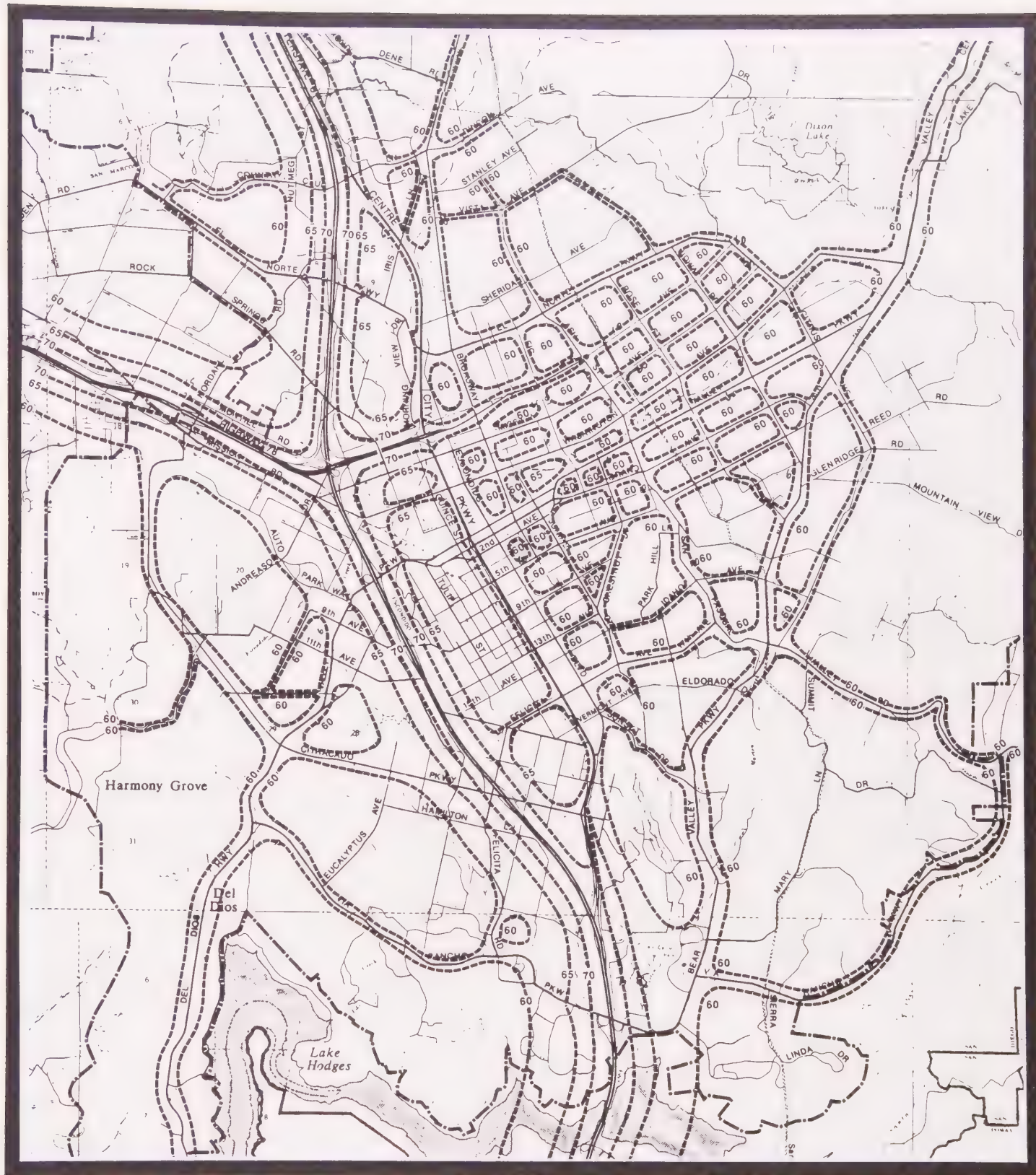
NORMALLY UNACCEPTABLE

New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development clearly should not be undertaken.



LEGEND

— BOUNDARY OF AREAS EXPOSED
TO CNEL OF 60dB OR GREATER

NOISE EXPOSURE MAP FUTURE CONDITIONS

NOTE: The dB CNEL is not mapped because it lies within the roadway right-of-way.

- (b) Architectural Layout. In many cases, noise reduction can be attained by careful layout of noise-sensitive spaces. Bedrooms, for example, should be placed away from free-ways. Quiet outdoor spaces can be provided next to a noisy highway by creating a U-shaped development which faces away from the highway.
- (c) Noise Barriers. Noise barriers or walls commonly are used to reduce noise levels from ground transportation noise sources and industrial sources. Noise barriers serve a dual purpose in that they can reduce noise level both outdoors and indoors. To be effective, a barrier must interrupt the line of sight between the noise source and the receiver.
- (d) Construction Modifications. If site planning, architectural layout, noise barriers, or a combination of these measures do not achieve the required noise reduction, construction modification to walls, roofs, ceilings, doors, windows, and other penetrations may be necessary.

**Noise
Policy E1.7:** Evaluate the feasibility of adopting and implementing a Traffic Noise Barrier Installation Program.

**Noise
Policy E1.8:** Through truck traffic should be generally limited to designated routes.

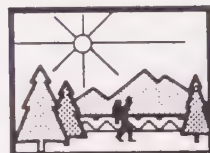
**Noise
Policy E1.9:** The City will establish and maintain coordination among City, County, and State agencies involved in noise abatement and other agencies to reduce noise generated from outside the City's jurisdiction.

**Noise
Policy E1.10:** The City shall implement these policies through a noise ordinance which shall be periodically reviewed to address changing conditions.

COMMUNITY OPEN SPACE / CONSERVATION



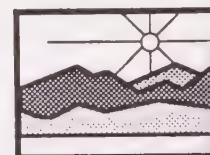
OPEN SPACE CONCEPT



COMMUNITY DESIGN



RIDGE-LINE & HILLSIDE
CONSERVATION



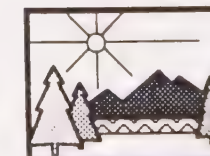
VIEW PROTECTION



CULTURAL RESOURCES

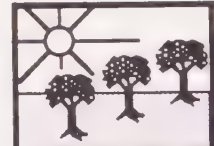


NATURAL RESOURCES



COMMUNITY OPEN SPACE / CONSERVATION

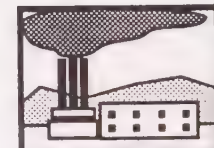
❖ AGRICULTURAL LAND ❖



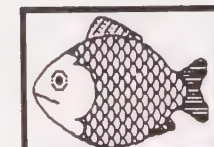
❖ ENVIRONMENTAL QUALITY ❖



❖ AIR QUALITY ❖



❖ BIOLOGICAL RESOURCES ❖



V. COMMUNITY OPEN SPACE AND CONSERVATION

A. INTRODUCTION

The Community Open Space and Conservation section establishes policies for development of a comprehensive open space system and for protection of Escondido's numerous natural assets. The first subsection, Open Space Concept, provides policies which will guide development of a comprehensive open space and environmental overlay map. The remaining subsections provide policies related to the visual impression of the City and to preservation of significant natural resources. These policies are intended to provide additional guidelines for the open space overlay and for development of individual projects.

B. OPEN SPACE CONCEPT

A series of environmental and open space planning overlays have been prepared for the Escondido Planning Area in order to aggregate and define a large number of baseline factors. From these factors, a mapped composite environmental and open space planning overlay can then be prepared. These overlays, and their related open space planning objectives, are summarized as follows:

1. Objectives Regarding Hydrology

Hydrology

Obj. B1.1: Natural and improved drainageways shall be maintained as permanent open space.

Hydrology

Obj. B1.2: Encroachments into wetlands and designated flood ways shall be carefully controlled.

2. Objective Regarding Slopes

Slopes

Obj. B2.1: Land areas with steep topography (generally over 25%) shall be protected from intensive urban development and shall be included within the overall open space system.

3. Objective Regarding Soils and Fire Hazards

Soils/Fire Hazards

Obj. B3.1: Development of areas with grading, construction, landscaping and fire hazard constraints shall be carefully regulated and included within the open space system.

4. Objectives Regarding Elevations

Elevations

Obj. B4.1: Primary and secondary ridgelines as well as other mountain peaks and prominent high points shall be protected from intensive urban development.

Elevations

Obj. B4.2: Views and vistas of natural landmarks within the open space system shall be preserved.

5. Objective Regarding Environmental Resources

Environmental Resources

Obj. B5.1: Potential archeological sites, vegetation habitat areas, wildlife habitat features and other natural and cultural resource sites shall be protected encroachment development and shall be included within the open space system.

6. Objective Regarding Special Wildlife and Vegetative Resources

Wildlife/Vegetation

Obj. B6.1: Rare, threatened or endangered plant and animal communities shall be protected within the Escondido planning areas.

7. Objective Regarding Open Space Opportunities

Open Space Opportunities

Obj. B7.1: Existing and/or potential public and private open space resources, including hiking, bicycle, equestrian, multi-use, urban trails, shall be incorporated into the open space system to the maximum extent possible and where appropriate.

8. Objective Regarding Public and Quasi-Public Land Ownership

Public Lands

Obj. B8.1: Existing areas currently in public or quasi-public ownership shall be incorporated into the open space system.

9. Objectives Regarding Community Facilities and Service Areas

Community Facilities and Services

Obj. B9.1: Planning and development of the overall open space system shall be closely coordinated with other public facilities and services within Escondido.

Community Facilities and Services

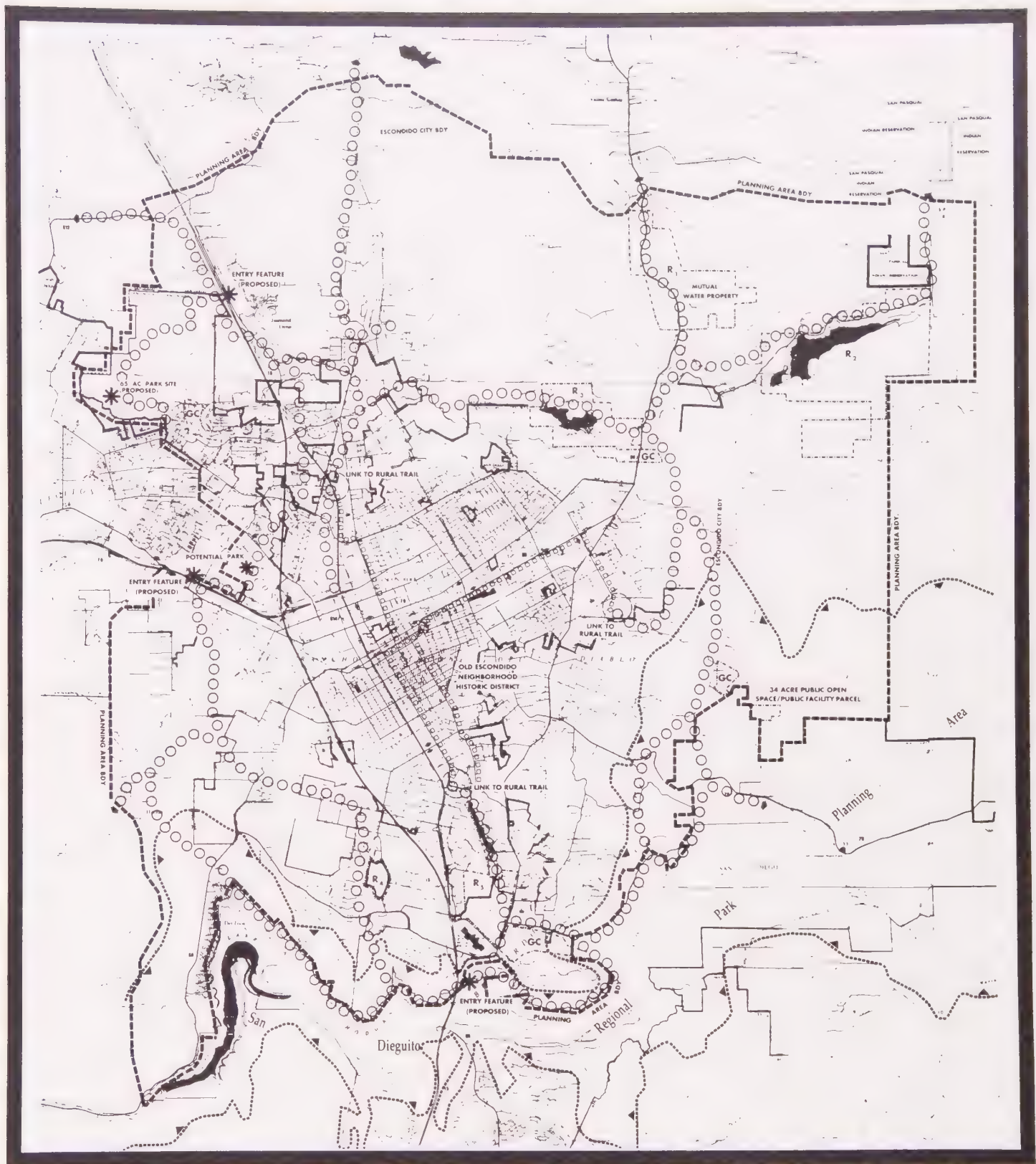
Obj. B9.2: An adequate system of neighborhood, community, and regional parks and related recreational facilities/ services shall be provided and incorporated into the open space system to the maximum extent feasible. Special attention shall be given to delineated service areas or neighborhoods in the older, central area of Escondido. The conceptual trail system depicted in the Open Space Opportunities and Resources Exhibit will be refined in a master plan of trails.



OPEN SPACE PLAN

- | | |
|--|---|
| Preserve for Agricultural Production | Buffer Riparian/Oak Woodland Vegetation and Habitat |
| Preserve Public Land for Open Space/Recreation | Protect Public Safety on Steep Slopes |
| Assess Sensitivity in Significant Wildlife Areas | Protect Public Safety in Flood Hazard Areas |

Figure V-1

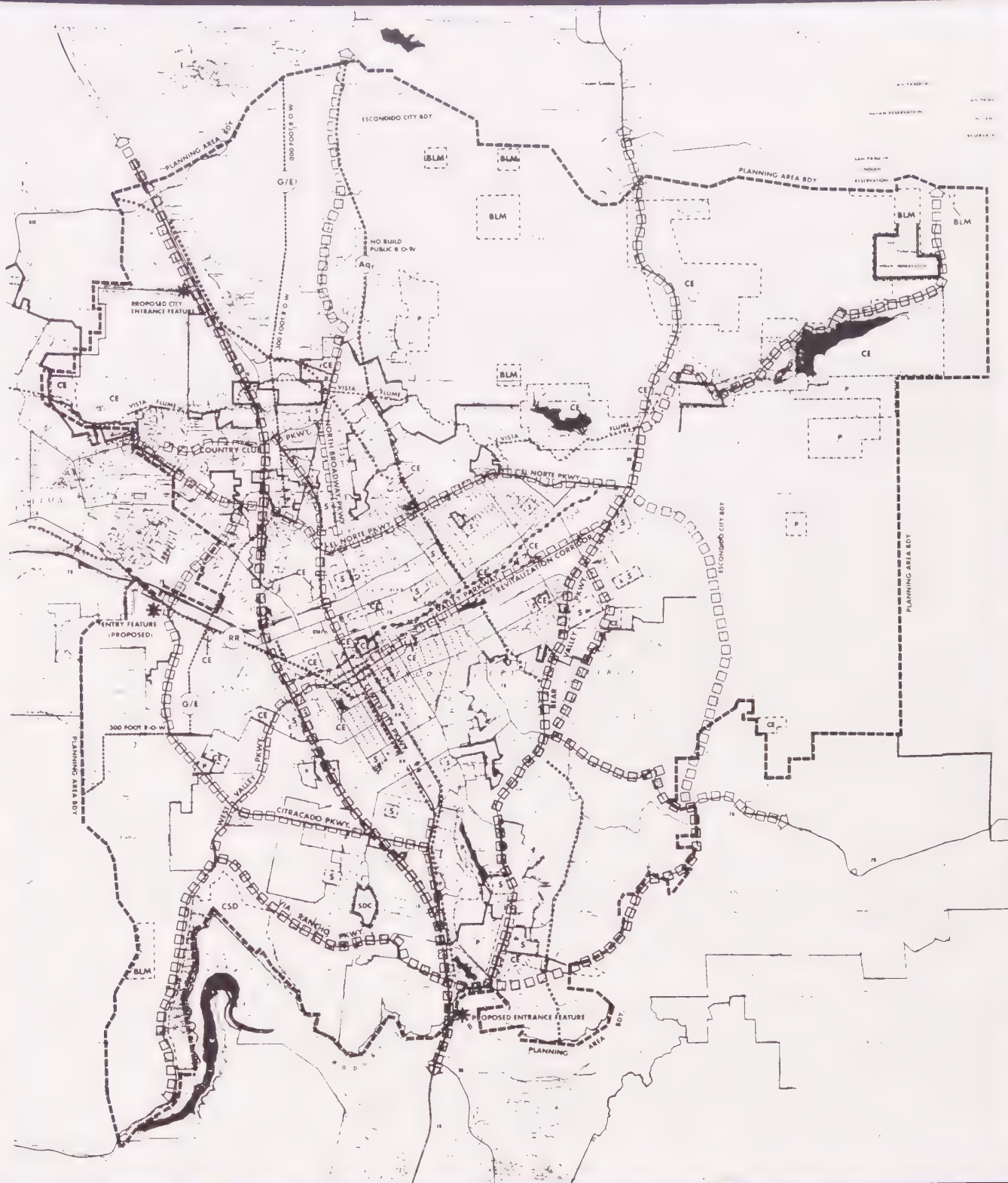


- GC Public and Private Golf Course
- Potential Urban Trail Corridor
- Potential Rural Trail Corridor
- San Dieguito Regional Planning Area
- R_o Regional Parks

OPEN SPACE OPPORTUNITIES AND RESOURCES

1. Mutual Water Property
2. Lake Wohlford
3. Lake Dixon
4. Felicita (County Park)
5. Kit Carson

Figure V-2



PUBLIC & QUASI PUBLIC OWNERSHIP

CE	City of Escondido	Y	YMCA and Boys/Girl's Club	--- --	Railroad Right-of-Way (Future Alignment)
CSD	City of San Diego	Vista Flume	□ □ □	Existing Scenic Highways
SDC	San Diego County	BLM	Bureau of Land Management	□ □ □	Existing Parkways
San Diego Aqueduct		S	School District Property	□ □ □	Potential Parkway Linkages
San Diego Gas & Electric		--- --	Mutual Water Company		
P	Other Public Lands	--- --	Railroad Right-of-Way (Existing)		

Figure V-3

10. Objective Regarding Vacant Land

Vacant Lands

Obj. B10.1: Vacant land in the community shall be recognized as a potential resource for parks and recreational facilities as well as included within the open space element.

C. COMMUNITY DESIGN

The community design section of the General Plan provides a means of ensuring that the unique character imparted to Escondido by the combination of its topography, vegetation, and man-made structures is both protected and utilized to the benefit of the community. Community design reflects the quality of experiences associated with the community. The range of experiences is defined largely by the visual impression created by the community and its setting. Key factors contributing to community design include:

- (a) The community's organization, which is the physical arrangement of the parts of the community setting.
- (b) Scale of development, which includes the physical shape and size of the built environment.
- (c) The relationship between the built environment and the natural setting. The community design policies serve as a means of promoting both a functional and aesthetically compatible fit among permitted land uses, the physical environment, and the public facilities necessary to accommodate permitted uses. Policies in the Land Use Element and Implementation chapter must be reviewed in conjunction with the following policies to fully address design.

1. Policies Regarding Community Design

Community Design

Policy C1.1: The City of Escondido shall maintain a rural residential and open space environment around the perimeter of Escondido to serve as a buffer from urbanizing surrounding areas.

Community Design

Policy C1.2: The City of Escondido shall prepare and adopt design guidelines and development standards to be the basis for design review of architectural, landscaping, signage and other visual impacts of development projects. These may be incorporated into zoning or subdivision ordinances or be policy statements.

Community Design

Policy C1.3: The City shall establish policies or ordinance to preserve visually prominent vegetation, including existing street trees and mature ornamental trees in existing neighborhoods. If preservation is unavoidable, policies shall be established concerning replacement of lost vegetation in equal or greater values.

Community Design

Policy C1.4: Drought- and frost-tolerant plant species shall be encouraged in landscaping streets and projects, through the implementation of design guidelines. Automatic irrigation systems with appropriate water conserving features should be included in the development.

Community Design

Policy C1.5: The City shall require, as a condition of development approval, public and/or private landscaping along all arterial roadways.

Community Design

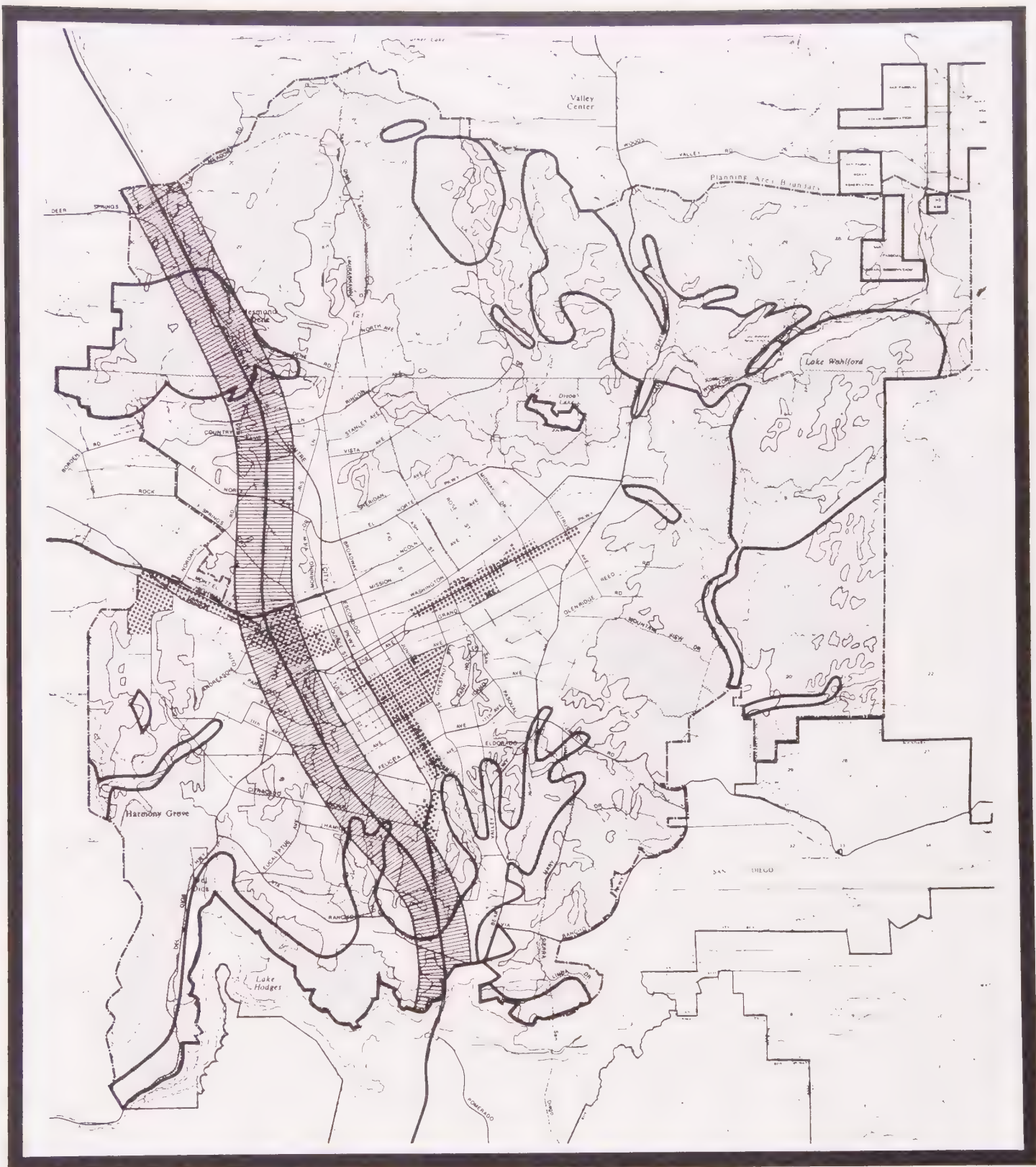
Policy C1.6: The City shall establish a street tree planting program intended to identify appropriate varieties, sizes, spacing standards, maintenance and replacement standards, planting schedules, etc. Street trees should be selected and sited to minimize the visual dominance of paved surfaces, to create more appropriately defined and humanly scaled public spaces, and to help distinguish pedestrian environments from vehicular spaces.

Community Design

Policy C1.7: The City shall require new development to landscape street rights-of-way in accordance with the street tree planting program.

Community Design

Policy C1.8: All residential developments having common open space or along public rights-of-way separated from the development by a wall or fence landscaping shall require that all landscaping and irrigation systems be installed by the developer.



-  Area Plans
-  I-15 Scenic Corridor
-  Environmentally Sensitive Areas
-  Hillside Areas

SPECIAL PLANNING AREAS

Figure V-4

Community Design

Policy C1.9: Homeowners' associations shall be formed to maintain private streets, common open space areas, and landscaping along public rights-of-way separated from the development by a wall or fence in new developments. Developments which do not have homeowners' associations shall annex into the City's Landscape Maintenance District or an acceptable alternative if there is landscaping along public rights-of-way separated from the development by a wall or fence.

Community Design

Policy C1.10: New landscaping in existing neighborhoods should respect and incorporate any distinctive elements of the existing landscaping.

Community Design

Policy C1.11: The City shall establish density and development standards and review development proposals with the intent to protect existing terrain, steep slopes, floodways, habitat areas, and ridge lines, and to minimize visual impacts of grading and structures.

Community Design

Policy C1.12: New single-family residential development shall include an appropriate mix of one and two-story units or may be all one story or include one story elements with increased separation to avoid a congested appearance especially in perimeter areas.

D. RIDGELINE AND HILLSIDE CONSERVATION

One of the characteristics that distinguishes Escondido from other communities in the region is its location in a series of valleys which are surrounded by visually distinctive hillsides and ridgelines. The ridges and varied topography have been identified by residents as one of Escondido's most important assets—one that has helped create a distinct identity for the City. To protect these assets, the policies below are geared toward controlling development on the hillsides and along the ridgelines.

1. Policies Regarding Ridgeline and Hillside Conservation

Ridgeline/Hillside

Policy D1.1: The City shall distinguish skyline ridges from secondary and intermediate ridges. Skyline ridges include those which define the horizon and intermediate ridges are those with visible land behind them which creates a backdrop to the ridge as viewed from the valley floor. Skyline and intermediate ridges shall be identified by ordinance or resolution.

Ridgeline/Hillside

Policy D1.2: Development on skyline ridges shall be prohibited. The City shall seek to obtain dedication of a scenic easement from the property owner for skyline ridges not intended for public access, in conjunction with any development which may occur on the remainder of the property. The granting of a scenic easement will obligate the property owner to retain, maintain, preserve, and protect the public view of these areas in their natural state, with-

out obstruction by structures. A scenic easement shall not prohibit clearing of brush or planting of vegetation which is necessary to reduce fire hazards.

Ridgeline/Hillside

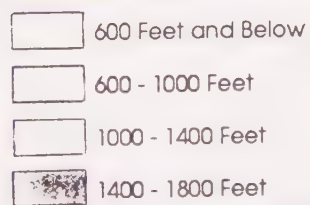
Policy D1.3: Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development should be sited such that buildings do not project above the natural landform. Development applications shall be designed so that:

- (a) landscaping plans minimize the visual impact of the development from adjoining properties and the Valley floor;
- (b) site plans concentrate development in subordinate or hidden locations;
- (c) grading plans minimize disruption of the natural landform and vegetation; and
- (d) development on intermediate ridges shall only be permitted in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project.

Ridgeline/Hillside

Policy D1.4: The City shall restrict development on hillsides so that it preserves the natural appearance and landform of the site. Development projects on terrain with a slope greater than 15 percent shall conform with the following standards:

- (a) All development shall be sited to avoid potentially hazardous areas and environmentally sensitive areas as identified in the Open Space Element, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features.
- (b) Development shall be designed to minimize grading requirements by conforming to the natural contours of the site.
- (c) The overall development pattern for a project shall be clustered in accordance with provisions in Chapter VII to preserve the maximum amount of open spaces and natural setting and to reduce grading, erosion, and runoff potential.
- (d) The site shall be landscaped with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development.
- (e) To the extent feasible, development shall be designed to minimize the visual impact on adjoining residential areas.



* Mountain Peaks or High Points

ELEVATIONS

Figure V-5

- (f) Grading, terracing, padding, and cut-and-fill shall be minimized to protect the visual continuity of the hillsides.

The development potential of those portions of the site considered to be inappropriate for development due to visual quality may be transferred onto other portions of the site subject to the policies of the Land Use Element.

E. VIEWSHED PROTECTION

The natural setting of the Escondido area provides many opportunities for views from surrounding higher elevations. The primary objectives of viewshed protection policies are to preserve and protect existing internal and external view corridors in Escondido, with particular emphasis on ridgelines, unique landforms and visual gateways and edges of the community.

1. Policies Regarding Viewshed Protection

Viewshed

Policy E1.1:

Development within the Interstate 15 corridor shall be sensitive to potential visual impacts on the views of motorists traveling along this regional route. Prominent views along Interstate 15 include: outstanding continuous, panoramic views of the Valley floor, surrounding ridges and Lake Hodges, and focal views where the eye is channeled toward a visually dominant feature such as an undisturbed hillside or steep slopes with rock outcroppings. Development proposals within the I-15 scenic corridor (defined as the area within 1,750 feet of the freeway) shall be accompanied by a visual assessment and conform with the community design policies which address:

- (a) the siting of new buildings outside of significant viewshed corridors;
- (b) the protection of hillsides and ridgelines; and
- (c) the need to blend developments with their setting in terms of height and scale.

Viewshed

Policy E1.2:

In addition to more rigorous review, projects in the Interstate 15 corridor may be subject to further height restrictions, landscaping, and clustering requirements.

Viewshed

Policy E1.3:

In order to protect viewshed of undeveloped rolling grassland and chaparral, the contrast between the proposed development and the natural setting should be softened by siting construction on low-lying areas in the less visually obtrusive portions of the site, use of building clustering, use of low building profiles, and use of materials and colors subordinate to the natural environment.

**Viewshed
Policy E1.4:** In order to protect views of unique landforms such as steep hills and rock outcroppings, buildings should not be permitted on top of or on the upper sides of such formations and should be sited to avoid obstructing views of these scenic features.

**Viewshed
Policy E1.5:** Development proposals shall maintain public views of creeks, lakes, their shores, and their adjoining riparian features as much as possible. Building siting, scale, and massing, along Bear Valley Parkway and Valley Center Parkway, in particular, should be reviewed to ensure these views are protected.

F. CULTURAL RESOURCES

The objective of the cultural resources portion of the open space and conservation element is to create a culturally diverse City through the preservation of existing historic and architectural resources, and the continued addition of art within public activity centers throughout the community.

1. Policies Regarding Cultural Resources

**Cultural
Policy F1.1:** The City of Escondido shall strive to preserve significant historic and cultural features designated on a local register through appropriate ordinances, incentive programs, or and through the development review process.

**Cultural
Policy F1.2:** The City shall strive to preserve buildings and areas with special and recognized historic or architectural value. Efforts to retain structures them in their original state shall be encouraged through adaptive reuse where the use is compatible with the surrounding area.

**Cultural
Policy F1.3:** The City shall maintain and update the Escondido Historic Sites Survey. This survey shall be used to register local prehistoric and historic features that meet local, state, or federal requirements.

**Cultural
Policy F1.4:** The City shall maintain appropriate legislation prohibiting the demolition of an historic structure without an evaluation of the condition of the structure and the costs of rehabilitation.

**Cultural
Policy F1.5:** The City, in reviewing development proposals, shall be sensitive to the Planning Area's archaeological resources and shall recognize he need for more detailed assessments through the environmental review process.

- Cultural Policy F1.6:** The City shall strive to install art pieces in public activity centers, such as the Civic Center, library, and recreational areas, as well as at key entrances to the City and to the downtown area. These pieces can serve as suitable landmarks and entry features, and can reinforce activity centers as focal points of social interaction and visual interest.
- Cultural Policy F1.7:** The City shall encourage the use of publicly owned facilities and spaces for the display of local art and for other artistic and cultural events.
- Cultural Policy F1.8:** The City shall maintain guidelines for the placement of art works that take into consideration public visibility, public safety, and enjoyment by the public.
- Cultural Policy F1.9:** The City shall continue to require developers to pay fees or provide art pieces that can serve to embellish an individual project as well as contribute to the appearance and vitality of the community.
- Cultural Policy F1.10:** A wide range of styles, materials, and types of art pieces is desirable.

G. NATURAL RESOURCES

The main objective of this section of the open space and conservation portion of the General Plan is to provide policy direction which preserves Escondido's natural resources through a community-wide resource conservation program targeted to maintaining natural drainageways, wetlands, potential archaeological sites, vegetation habitat areas, wildlife habitat features and related environmental diversity factors within the Planning Area.

1. Policies Regarding Natural Resources

Natural Resources

- Policy G1.1:** A system of open space corridors, easement and acquisition programs and trails shall be established. Sensitive lands including permanent bodies of water, floodways, and slopes over 35 percent inclination shall be preserved. Significant wetlands, riparian or woodland, and habitat for rare or endangered species shall be protected in coordination with state and/or federal agencies having jurisdiction over such areas. Density transfers shall be permitted to preserve such lands as established in the land use designation.

Natural Resources

Policy G1.2: The City shall establish environmental protection policies to protect sensitive habitat areas such as wetlands and oak woodlands, including coordination with State and Federal agencies having jurisdiction over such areas.

Natural Resources

Policy G1.3: The City of Escondido shall strive to develop and implement community-wide resource conservation programs, as well as consider resource preservation areas for open space and habitat protection and enhancement.

H. AGRICULTURAL LAND

Escondido's agricultural production represents an important resource of the local economy and visual amenity. Policies regarding agricultural lands are to support existing agricultural activity and land use in the community while planning for possible transition to urban uses in a manner which is consistent with the policies of the Land Use Element and Community Facilities Element of the General Plan.

1. Policies Regarding Agricultural Land

Agricultural

Policy H1.1: The City shall strive to maintain large-lot residential land uses with appropriate zoning designations in agricultural areas that are compatible with preserving agricultural productivity.

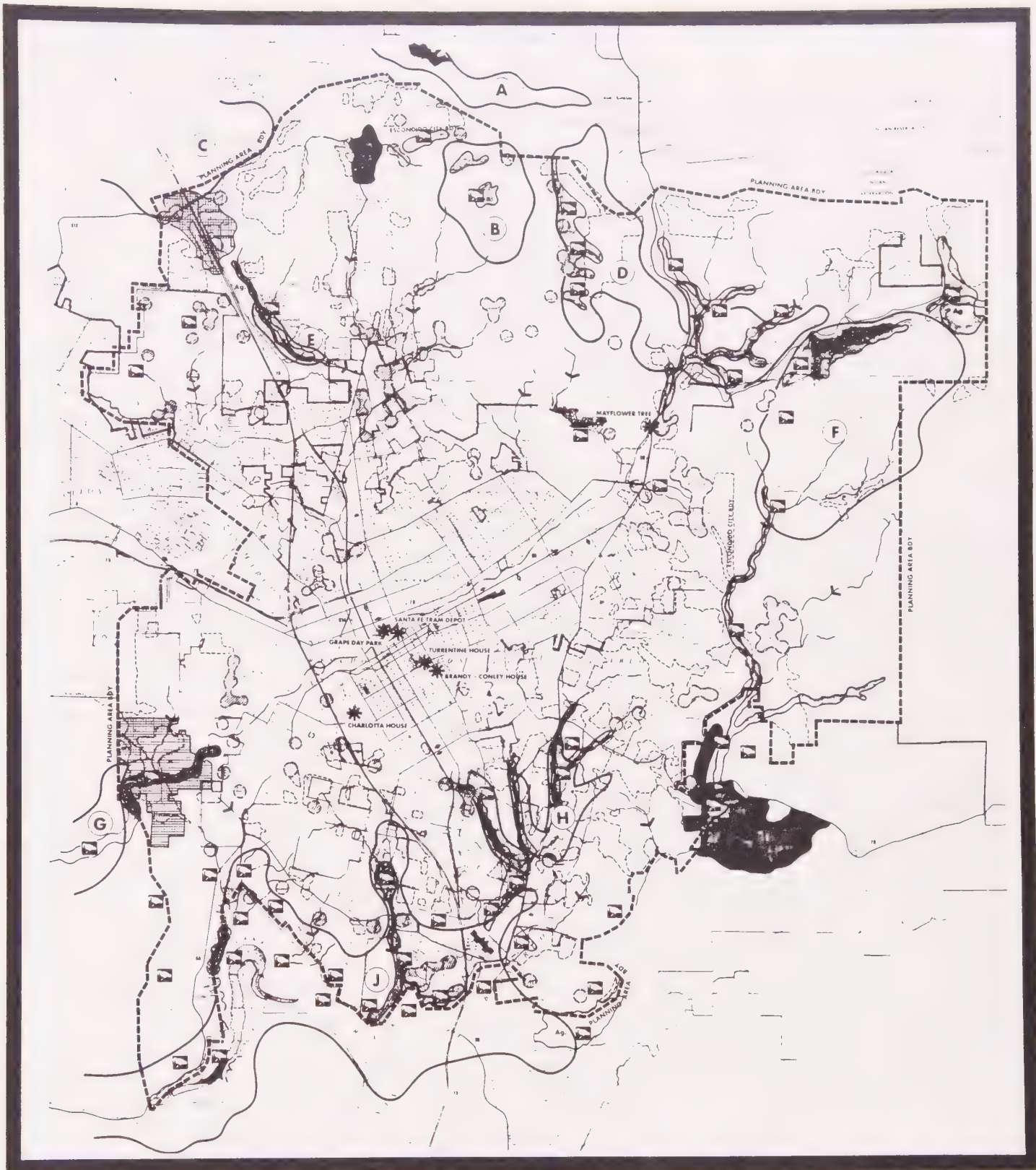
Agricultural

Policy H1.2: Agriculture should be buffered from more intensive urban uses with intermediate land uses which are mutually compatible, through the implementation of appropriate policies of the Land Use Element.

Agricultural

Policy H1.3: The City may explore a variety of techniques to preserve existing agricultural lands. In particular, the City should study:

- (a) The formation of an Agricultural Land Trust, defined as a nonprofit corporation organized according to the Nonprofit Public Benefit Corporation Law of California and Section 501(c)(3) of the Internal Revenue Code. The corporation is empowered to acquire, manage, and/or hold agricultural land for the public benefit but without the necessary expenditures of public revenues.
- (b) The requirements for projects to transfer development rights from existing agricultural lands to other portions of the project, thereby preserving the agricultural lands in permanent open space, consistent with clustering policies.
- (c) The "right to farm" in open space areas.



- Prime Agricultural Lands
- Existing Agricultural Lands
- Potential Archaeological Resource Areas
- Vegetative Habitat Areas (Riparian and Oak Woodlands)
- Urban Reserve/Interim Open Space

- Important Wildlife Habitat Features
- Potential Drainageways & Wetlands
- Natural/Cultural Resources
- Resource Conservation Areas

- A. Moosa Canyon
- B. Burnt Mountain
- C. Meriam Mountain
- D. Valley Center Ridge
- E. Jesmond Dene Oaks
- F. Bottle Peak-Lake Wohlford
- G. Escondido Creek-Harmony Grove
- H. Escondido Oaks
- J. San Diegoito River-Lake

ENVIRONMENTAL RESOURCES

Figure V-6

- (d) The requirements for projects adjacent to agricultural practices to provide physical separation and screening to minimize urban/ agricultural conflicts.

**Agricultural
Policy H1.4:**

The City shall encourage the use of water conservation techniques in agricultural enterprises including the use of reclaimed wastewater for irrigation.

**Agricultural
Policy H1.5:**

The City shall consider continuing support for the operation of "Certified Farmer's Markets," to the extent economically feasible as defined by the County Department of Agriculture, which allows farmers in the area, who meet County requirements, to sell their produce at the site.

I. WATER RESOURCE QUALITY AND MANAGEMENT

The policies included below are concerned with preserving the water quality, recreational value and visual character of surface waters in the Planning Area. Additional policies specifically related to preservation of the ecological system that exists in the area around creeks can be found in this Chapter under "Plant and Animal Resources". Policies related to flooding and flood control are presented in this Chapter under "Flood Hazards." Policies related to water supply and conservation are included in Chapter III; "Utilities."

1. Policies Regarding Water Resource Quality & Management

**Water Quality
Policy I2.1:**

Activities which could affect water quality within the drainage basins of the reservoirs providing drinking water to Escondido shall be carefully regulated. This includes any use of pesticides which could contaminate surface runoff flowing into the reservoirs; use of septic tanks in locations where sewage could potentially seep into the reservoirs; or construction of impermeable surfaces which could create excess runoff contaminated with motor oil, gasoline, and other urban wastes.

**Water Quality
Policy I2.2:**

No development shall be permitted in the areas around Lake Wohlford, Dixon Lake, or Lake Hodges that would detract from their use as watershed areas or as visual and recreational amenities.

**Water Quality
Policy I2.3:**

Escondido's natural creek system shall be maintained in its natural state with a minimum of a 50-foot buffer and setback for development unless the streamcourse, alteration channelization, and/or improvements are approved by necessary state and federal agencies and the City.

**Water Quality
Policy I2.4:**

Public access to the creeks, where consistent with sound resource management practices, shall be permitted and improved by means of pathways, access points, and bridges which will not impact habitat areas.

**Water Quality
Policy I2.5:**

Whenever possible, creeks shall be conserved in, or restored to, their natural states. Areas near channels that have been significantly altered for flood control through the development of an environmental streamcourse design (such as portions of Reidy Creek) shall still be provided used for urban open space as landscaped paths.

**Water Quality
Policy I2.6:**

Escondido's shallow groundwater basin shall be protected from contamination. All federal, state, and local regulations relating to monitoring underground storage tanks containing hazardous materials and septic tank systems be implemented in a timely fashion. Development in significant groundwater recharge areas (i.e., areas where substantial surface water infiltrates into the groundwater) shall be carefully regulated.

**Water Quality
Policy I2.7:**

Channels should be designed to accommodate existing and potential future riparian vegetation.

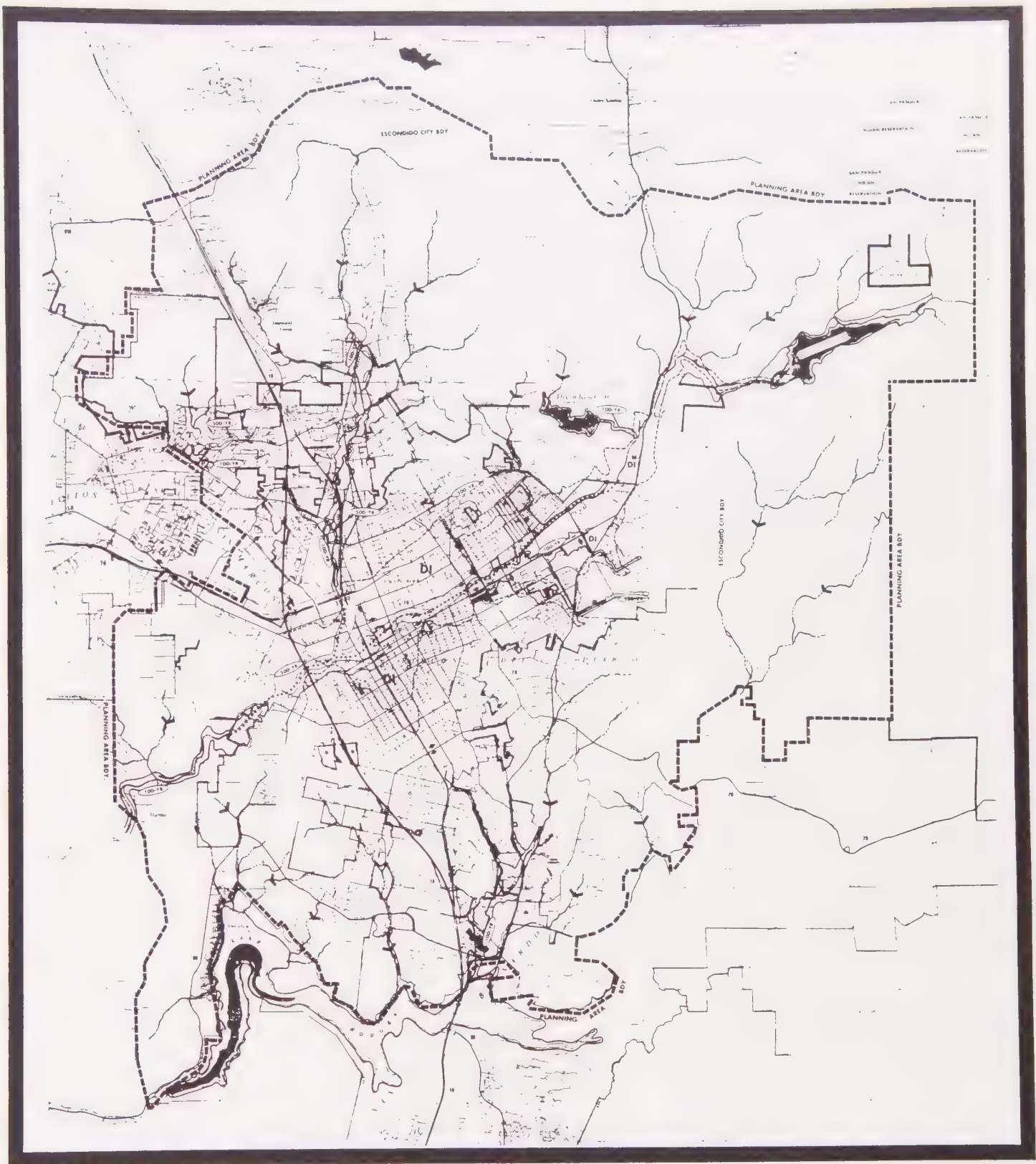
J. AIR QUALITY

There are two types of pollutants that contaminate air quality. The first types are those directly emitted into the atmosphere. They include:

- a) Carbon Monoxide—Most carbon monoxide is produced by the incomplete combustion of fossil fuel and is emitted by motor vehicles.
- b) Sulfur Dioxide—This pollutant is produced primarily by the combustion of sulfur containing oil, coal, and diesel fuel in power plants, refineries, industrial plants, trains, ships, and motor vehicles.
- c) Lead—Ninety percent (90%) of the lead in the atmosphere comes from auto exhaust.
- d) Particulate Matter—These airborne particles include dust and smoke and may contain sulfur, nitrogen, carbon, and various metals.

The second types of pollutants are photochemical pollutants which include:

- a) Ozone—This is a major ingredient of photochemical smog and is produced by chemical reactions involving nitrogen oxides and hydrocarbons and is triggered by sunlight.
- b) Sulfate Aerosols—Sulfur dioxide in the atmosphere is slowly converted to sulfuric acid droplets and other forms of particulate matter called sulfate aerosols.



100-Year FEMA Floodplain



500-Year FEMA Floodplain



Dam Inundation Area/
5-Minute Response



Natural Drainageways/
Potential Wetlands



Channelized Drainageways

HYDROLOGY

Figure V-7

- c) Nitrogen Dioxide—This photochemical pollutant is largely the product of nitrogen oxides emitted by motor vehicles, industrial facilities, and power plants.

The emission of these air pollutants diminishes air quality and poses a significant health hazard. As can be seen from this brief discussion of the sources of air pollution, the level of emissions is directly linked to the use of motor vehicles. Daily automobile travel from the North County to the employment centers of metropolitan San Diego is a primary cause of air pollution in the regional area. Another source is stationary emitters, known as source points, such as factories and industrial areas.

Air pollution standards are set by the state and federal governments and are administered and enforced by a combination of agencies including the Air Pollution Control District and individual cities. Within the San Diego basin, state and federal standards for lead, sulfur dioxide, nitrogen dioxide are being met, but standards for ozone levels have not been attained. Ozone levels are generated locally within the basin and are also transported by prevailing winds from the Los Angeles area. It is difficult for the APCD to determine exactly how much of San Diego County's air pollution is transported from the Los Angeles area and how much is generated by individual cities. However, with the passage of the Clean Air Act of 1988, jurisdictions must meet California standards for air quality, which are more rigorous than federal standards, and APCD is developing methods to track individual cities' contributions to regional air pollution problems.

Updated Air Quality Management Plans (AQMP) are also a requirement of the Clean Air Act and must be adopted by June 1991. Although the City of Escondido cannot alone solve the regional air quality problems, the City can reduce locally generated pollutants through appropriate General Plan policies.

1. Policies Regarding Air Quality

Air Quality Policy J1.1:

Because emissions from motor vehicles have been shown to be a direct contributor to air quality degradation, the City shall implement the following measures within its jurisdiction to reduce the number of vehicular miles traveled:

- (a) The City shall participate in the implementation of Transportation Demand Management programs on a regional basis.
- (b) The City shall adopt zoning mechanisms which allow child care centers, in compliance with State regulations, to be located near centers of employment. An incentive plan for employer participation shall be adopted.
- (c) The City shall restrict, whenever possible, all unnecessary vehicle trips during episode violations as defined by the State Air Resources Board.
- (d) The City shall provide, whenever possible, incentives for car pooling, flex-time, shortened work weeks, and telecommunications and other means of reducing vehicular miles traveled.

**Air Quality
Policy J1.2:**

The City shall encourage the increased use of public transportation through the following measures:

- (a) Implementation of the policies regarding public transit in the Circulation Section of the Community Development Element. These policies stress achieving a balance of transportation opportunities through a variety of means. Policies in this section are intended to supplement but not replace other policies.
- (b) The City shall coordinate efforts with the North County Transit District and other appropriate transit agencies for all new subdivisions, large multi-family, and commercial developments along existing public mass transit routes. These developments shall be required to provide proof of consultation with a public transit agency.
- (c) The City shall continue to support efforts to connect a commuter rail line between Oceanside and Escondido and shall develop a program to acquire the right-of-way within the City's boundaries. The City shall also support and encourage efforts to build a commuter rail line between Escondido and the City of San Diego.
- (d) Residential densities at Urban II or higher shall be considered along transit routes to promote ridership or public transit.

**Air Quality
Policy J1.3:**

The City shall establish programs with Caltrans to develop park and ride facilities within the city. These programs shall include, but not be limited to, the adoption of an ordinance for collecting impact fees or in-lieu land dedication during the review process to develop the park and ride facilities.

**Air Quality
Policy J1.4:**

The City shall adopt policies specifying the location and number of drive-through facilities permitted within the City and shall provide design criteria which will reduce the amount of time spent by vehicles in lines.

**Air Quality
Policy J1.5:**

The City shall establish criteria in consultation with the Air Pollution Control District (APCD) to determine the significance of air quality impacts of proposed developments in conjunction with environmental review. Such criteria shall consider if potential emissions exceed air quality standards, if the proposed project is consistent with the adopted air quality management plan, and if the proposed project would expose sensitive receptors (schools, hospitals, convalescent homes) to substantial pollutant concentrations. Appropriate mitigation measures shall also be required for proposed developments.

**Air Quality
Policy J1.6:**

The City shall work with the APCD to establish procedures to review potential stationary emitters or source points of air pollutants during environmental and project review. These procedures will implement AB3205 which prohibits any city or county from issuing final occupancy permits for any business or project emitting air pollutants until requirements of the APCD are met.

**Air Quality
Policy J1.7:**

As proposed by this General Plan and its Land Use Plan, the City will maintain land use patterns that reduce vehicular trips by implementing the following measures:

- (a) New planned neighborhood commercial centers located within new residential areas and shall be linked by pedestrian and bicycle lanes.
- (b) Shopping centers, public meeting facilities, churches, libraries, and day care centers shall generally be considered compatible and locational considerations for these uses should include proximity to each other to potentially allow for combination of trips.
- (c) The City will require all large developments which evaluate to examine the proximity and location of public transit lines and of other large trip generators within the vicinity.
- (d) High density residential development should be located near employment and shopping facilities to reduce the number of trips generated.

**Air Quality
Policy J1.8:**

Because landscaping can reduce the radiant heat generated by paved surfaces and, through photosynthesis, reduce harmful pollutants in the air, the City shall develop special landscaping standards in conjunction with the Open Space and Community Development Elements to reduce the radiant heat. These standards shall include, but not be limited to, the provision of turf block surfaces for emergency access lanes and installation of drought-resistant canopy and street trees. The City shall also encourage the planting of drought-resistant trees in all areas of the City to mitigate air quality impacts associated with developed projects.

**Air Quality
Policy J1.9:**

The City shall revise the elements of the General Plan as necessary when the updated Air Quality Management Plan prepared by APCD is completed.

**Air Quality
Policy J1.10:**

The City shall continue to participate in regional planning efforts to attain state and federal air quality standards.

- Air Quality
Policy J1.11:** The City shall adopt an ordinance controlling the use of products which are manufactured from chlorofluorocarbons (plastic foam) including food containers and insulation.
- Air Quality
Policy J1.12:** The City shall encourage the implementation of passive solar energy systems for space and water heating.
- Air Quality
Policy J1.13:** The City shall implement programs to achieve energy efficiency and reduction in peak energy demands within public buildings.

K. BIOLOGICAL RESOURCES

Numerous rare and endangered plant and animal species thrive in the undeveloped areas around Escondido. These plants and animals are a nonrenewable resource that shall be protected. Measures shall be taken to ensure that development does not encroach on important habitat or block the movements of wildlife within their natural range. The policies below are designed to minimize the conflict between resource protection and development.

1. Policies Regarding Biological Resources

- Biological
Policy K1.1:** Development shall be sensitive to significant biological resources within the Planning Area (including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation), and appropriate measures shall be implemented to minimize potential adverse impacts. Development proposals for projects in such areas, identified as environmentally sensitive on must include a detailed inventory of these resources conducted by an independent and professionally qualified wildlife biologist. The proposal shall include appropriate mitigation measures, such as buffering and setbacks and revegetation plans, to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.
- Biological
Policy K1.2:** Escondido's significant riparian habitat areas shall be identified by survey and/or the environmental review process, and measures must be taken to ensure their proper management and protection.
- Biological
Policy K1.3:** Development proposals for sites containing riparian habitat areas shall include a survey of the riparian resources as well as appropriate methods for mitigating any adverse impacts of development in these resource areas. This includes mitigation of impacts associated with flood control measures. Appropriate mitigations shall be determined in consultation with the State Department of

Fish and Game (U.S. Fish and Wildlife, if applicable) and at a minimum include buffering and/or setback requirements.

Biological

Policy K1.4:

If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner or homeowners' association to restrict access to the sensitive area.

Biological

Policy K1.5:

The following uses shall be prohibited in riparian areas: confinement of livestock, dumping or disposal of refuse; and any structural improvement other than those permitted by appropriate agencies.

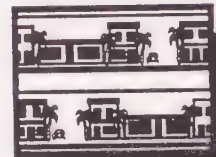
Biological

Policy K1.6:

Significant stands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement value shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.

GROWTH MANAGEMENT

GROWTH MANAGEMENT POLICIES PLAN



VI. GROWTH MANAGEMENT

A. INTRODUCTION

The purpose of the growth management element is to provide a link between the land use, community facilities, open space elements and specific implementation techniques such as zoning ordinances, capital improvements programs, impact fee requirements, design guidelines, etc. The growth management system addresses the following factors in the development process:

Location
Amount
Rate
Type
Density
Quality
Timing
Financing

Most of these factors are detailed in the land use and community facilities elements. The growth management element provides the direction for strategic implementation to ensure that the quality of life standards are met in a timely and acceptable manner. This strategic approach is sensitive to both communitywide facilities and services needs, as well as localized needs of various neighborhoods throughout the planning area.

The growth management element is the vehicle for integrating the goals and objectives of these elements through public improvements and private development. While these policies apply primarily to residential development, the facilities and service needs of nonresidential development shall be considered in the implementation of this element.

B. NEIGHBORHOOD OR "TIER" AREAS

To implement the strategic aspects of providing adequate facilities and services based upon the quality of life standards and the community facilities element, specific geographic areas must be used to meet the needs of such areas.

The most obvious, but not necessarily the most useful or effective geographic delineations would be the area within the City limits of Escondido; the sphere of influence boundaries; and the planning area.

However, such jurisdictional areas are typically based upon political or broad policy factors and are subject to change through annexation requests or sphere of influence boundary changes. Therefore, alternative neighborhood or "tier" delineations have been designated using planning criteria such as topography, existing land use, land use designations, and physical boundaries such as streets or ridgelines.

The neighborhoods are described and depicted in the Land Use Element. In addition to the boundaries and the neighborhood names, tiers are designated by type and number to establish a framework for growth management policies.

The tiers for the Escondido General Plan are as follows:

1. Urbanized (Tier 1):

Areas which are almost entirely within existing City boundaries; largely developed but with limited in-fill opportunities; urban level public facilities and services available; certain areas are likely to redevelop in the future.

2. Urbanizing:

Areas which are either partially developed or are designated for urban development in the Land Use Element; includes both City and County Territory, often with irregular boundaries; urban level public services available in certain locations. Three subcategories for this tier are as follows:

(Tier 2A): a. Neighborhoods

These areas are predominantly residential in character, and the overall pattern of development and urban services has been established. However, there are significant vacant infill parcels, which could accommodate both additional residential development and needed community facilities.

(Tier 2B): b. Transitional Areas

These areas are generally located on the fringe of the existing urbanized and urbanizing areas, and existing development is typically of an "estate" residential character, with limited public services and facilities. Most development in these areas has occurred under County jurisdiction; however, in certain cases, residents may eventually desire urban services, including sewer service, and may request annexation to the City.

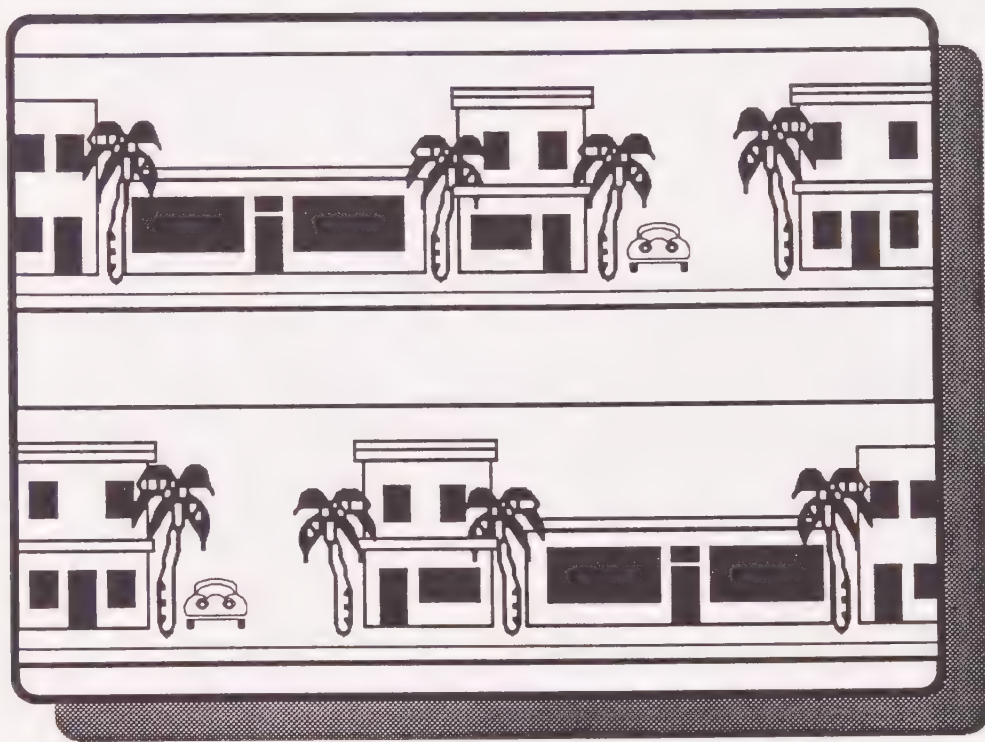
(Tier 2C): c. New Communities

These areas are currently undeveloped and isolated from existing urban development, but will eventually contain urban development. Growth in these areas will be regulated by a Specific Plan, which is tailored to specific conditions of the area.

3. Rural (Tier 3):

These areas are currently partially developed with rural residential uses, but are largely undeveloped and are mainly under County jurisdiction. Future development will continue to be limited to rural residential and related uses, including agriculture and open space preserves.

GROWTH MANAGEMENT POLICIES PLAN



C. GROWTH MANAGEMENT POLICIES BY TIER AREAS

The following policies represent the basis for the establishment of the tier areas, as well as the development policies, based upon adequate and timely provision of facilities and services within the tiers. The boundaries should be reviewed annually and significant adjustments may be permitted through the General Plan amendment process if findings can be made relating to the county need for such adjustments. Minor refinements in the boundaries may occur in processing Subarea Facilities Plans based upon existing streets, development or lot configurations.

1. Tier 1—Urbanized Areas

a. Location

With very limited exceptions, the urbanized tier and its subareas are within the City limits and development patterns are well established. This tier represents the core area of Escondido.

b. Amount

The existing population in the urbanized tier is approximately 72,000 and the expected buildout population is 78,000-80,000. Infill development and new housing projects within the land use area plans will result in an additional 2,500-3,300 dwelling units. Neighborhood-servicing retail, office development in and near downtown and along East Valley Parkway, new planned industrial and limited regional retail are expected within this tier. Much of the development in this tier will involve rehabilitation and recycling of existing structures.

Neighborhood and “pocket” parks will be emphasized community facilities.

c. Rate

Development within the urbanized tier will involve infill projects which may proceed after the adoption of the General Plan, area plans, and appropriate ordinances. Rehabilitation and recycling projects will occur with the land use area plans which will improve existing housing stock and create opportunities for new low- and moderate-income housing. It is expected that such development will average 150-200 dwelling units annually.

d. Type

- (1) Because the urbanized tier is primarily infill, it is expected that the majority of the new housing units will be condominium and apartment type consistent with land use designations and area plan goals and objectives.
- (2) Nonresidential development will continue to occur as infill projects and re-development of existing structures. With an aging population regionally, it is expected that proposals for specialized residential care facilities will continue.

e. Density

- (1) Higher density development (up to 24 dwelling units/acre) will occur near the downtown area, both within the Downtown Specific Planning Area and in multifamily zones already established.
- (2) The redevelopment of the area west of South Escondido Boulevard will also include higher density development through implementation of an area plan. With affordable provisions in development proposals, densities could attain 30 dwelling units per acre if consistent with the area plan goals and objectives. However, open space requirements, the provision of neighborhood parks and the encouragement of child care facilities will likely result in an overall density near 20 dwelling units/acre.

f. Quality

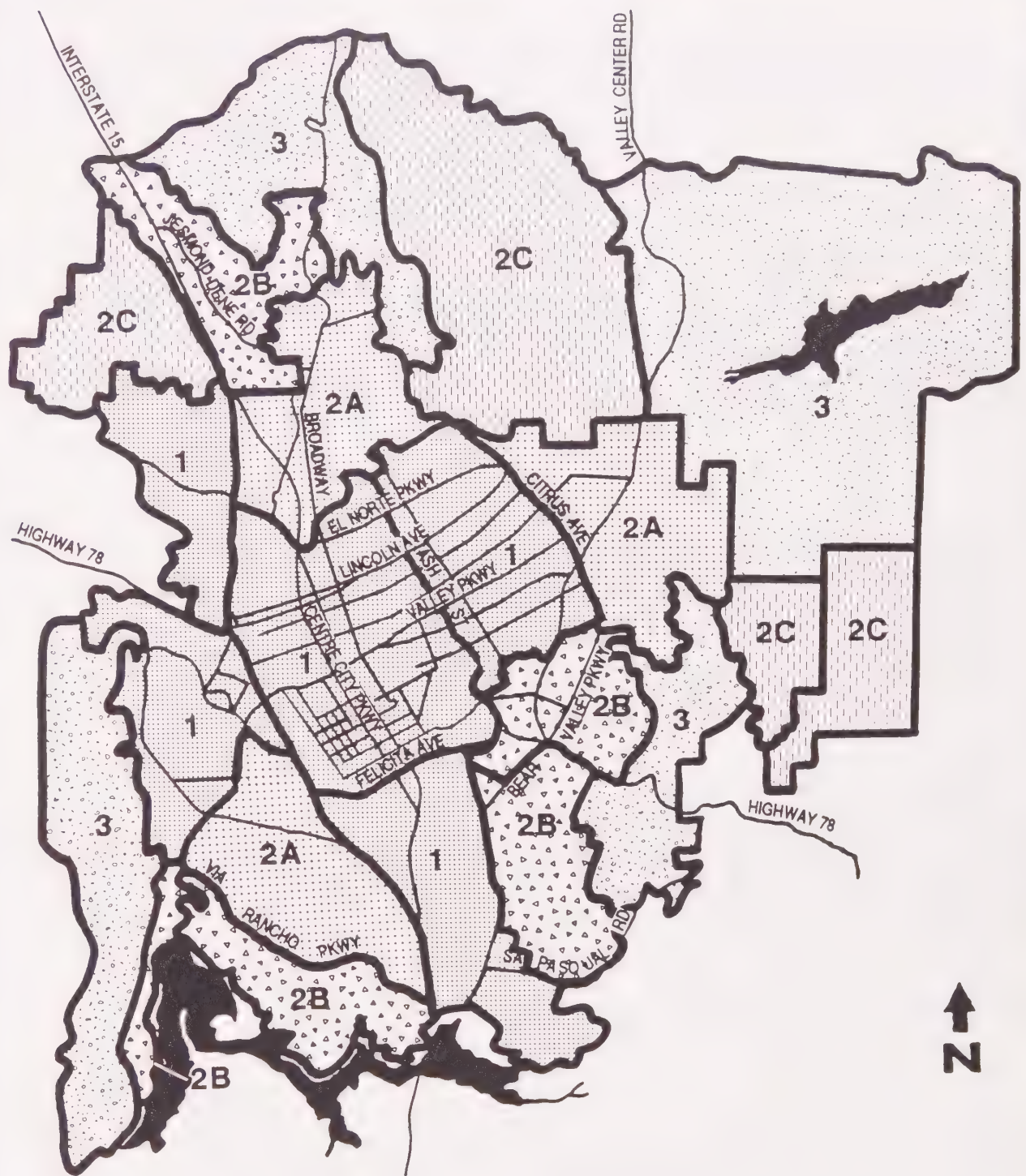
- (1) Design guidelines have been adopted for the Downtown Revitalization Area and design review will continue to apply to multifamily and nonresidential projects.
- (2) The Old Escondido Neighborhood Area Plan will include design criteria with the intent of preserving the single family character of the area and recognizing the historical significance of many of its structures.
- (3) Area plans for the South Escondido, East Valley Parkway, I15 and Highway 78 corridors will include design criteria and review processes intended to improve the aesthetic and economic vitality of those areas.
- (4) Neighborhood improvement programs for the rehabilitation of appropriate areas within the urbanized tier will enhance the physical appearance and integrity of these areas.
- (5) Emphasis will be given to neighborhood or pocket parks and open space areas, as well as pedestrian orientation in project design.

g. Timing

- (1) New development may proceed subject to zoning consistent with the General Plan land use designation.
- (2) Development within land use area plans (East Valley Parkway, South Escondido Boulevard corridor and the residential area to the west, the Downtown Specific Plan, the industrial areas along the I15 and Highway 78 corridors and south of the Downtown SPA between Centre City Parkway and Spruce may be restricted until such plans are adopted unless it can be clearly demonstrated that development proposals will further the Goals and Objectives of the area plans as stated in the Land Use Element.

h. Financing

- (1) New development will be subject to impact fees.
- (2) The capital improvements program will give a high priority to projects which have a direct benefit to the urbanized tier.



GROWTH MANAGEMENT TIERS

- (3) Other financial programs such as tax increment “set aside” funds or Community Development Block Grants will be directed primarily toward areas within the urbanized tier, especially within the land use area plans.

2. Tier 2—Urbanizing Areas

Tier 2A—Urbanizing Neighborhoods

a. Location

The four urbanizing neighborhoods are located on the perimeter of the urbanized tier. These are relatively established neighborhoods where new development is primarily infill. Facilities and services are generally available but deficiencies may exist in relation to the quality of life standards. Some of the area may be unincorporated but annexation is probable, due to the proximity to City boundaries.

b. Amount

The amount of development is based upon the land use designations with certain constraints, due to the environmental considerations such as steep slopes, facilities needs and neighborhood compatibility. With the primary land use designations in these areas in the single family residential categories, it is expected that 7,600 to 8,100 additional dwelling units will be developed through buildout, resulting in total likely population for the urbanizing neighborhoods of 48,000-50,000.

c. Rate

The rate of growth is dependent upon external factors such as regional and national economic conditions. However, these tier areas represent the bulk of development potential in the general plan and timing of development will be related to the implementation of Subarea Facilities Plans. Existing facilities and services deficiencies may affect the ability to develop after adoption of the plan in the absence of development agreements or some other mechanism to correct deficiencies.

Once the mechanisms are in place pursuant to the SFPs, development will likely occur at a rate of 350 to 450 units annually.

d. Type

Development patterns in these areas are well established and new development will be similar in type to ensure compatibility. Land use designations will result in development standards to ensure consistency with General Plan policies, including density, design, facilities, and environmental considerations.

A full range of community facilities will be provided in urbanizing neighborhoods.

e. Density

While Urban I and Estate II are the predominate categories in the urbanizing neighborhoods, it is likely that maximum densities will not be attained in most instances, due to environmental constraints, land use compatibility, and need for public facilities and open space within residential areas.

f. Quality

Design of new development, including residential, nonresidential and public facilities, shall be consistent with design policies in the General Plan and zoning ordinance. Additional design policies and guidelines may be adopted for each neighborhood by resolution or as part of the Subarea Facilities Plan. The basis for such policies and guidelines will be an attempt to create a positive identity for each neighborhood.

New development should reflect upgraded standards in terms of architecture, landscaping, bulk and site design.

g. Timing

New development, including commercial and industrial, may proceed when consistent with the Subarea Facilities Plan adopted by the City Council. The SFP will include provisions to ensure that the quality of life standards and policies in the Community Facilities Element are met and maintained.

Non-residential uses in residential area (including but not limited to; churches, schools, convalescent facilities, cemeteries, social clubs, etc.) may develop under a Conditional Use Permit on a case by case basis without the benefit of a Subarea Facilities Plan since the merits of such proposals usually hinge upon land use compatibility rather than facilities needs. In conjunction with adopted Conditional Use Permit criteria, such facilities may be approved only if circulation service levels identified in the General Plan are not further degraded, adequate sewer, and water and drainage service standards are met.

In adopting the SFP, the City Council will determine the relationship of the timing of development and the provision of adequate facilities and services.

The SFP shall also be presented to the County where unincorporated areas are included in the urbanizing neighborhood. Through County adoption of the SFP or an agreement with the County, proposals in unincorporated territory will be included within the SFP. The City shall also evaluate the relationship of annexation proposals with the adopted SFP.

In general, development should not occur if deficiencies exist pursuant to the quality of life standards and Community Facilities Element except as authorized by the City Council in the timing provisions of the SFP.

h. Financing

Development shall be subject to impact fees established by ordinance for communitywide facilities and those required by the SFP. In addition, the SFP will include a number of financing mechanisms which will assure the provision of facilities related to new development as adopted by the City Council.

Capital improvements programs, reimbursement methods and assessment districts may be among the considerations for provision of adequate facilities and services consistent with the General Plan. If the capital improvement program of the City and, where applicable, of the County are depended upon for the provision of public facilities, the timing of development may be affected.

The use of development agreements which will ensure the timely provision of community facilities in adequate levels for new and existing development in return for timing assurances are encouraged.

The City's intent to propose County adoption of the SFPs where applicable is to ensure equitable participation in financing mechanisms and timing policies adopted in the SFP for proposals in the City and the County.

3. Tier 2B - Transitional Tiers

a. Location

These tier areas are located in areas primarily in unincorporated territory although some land within the City does exist. While estate and rural development is established in the transitional Tiers, considerable developable land exists.

b. Amount

Because of the estate and rural designations, it is anticipated that approximately 500-800 additional units will be developed in the Transitional Tiers. It is expected that this will result in an additional 1,350-2,160 people in these areas for a total population of approximately 13,000.

c. Rate

Because annexation would be required to provide City services such as sewer to the majority of the areas within the transitional tiers, it is expected that development will be relatively incremental. With the exception of the development agreement existing within the Bernardo Mountain SPA for 82 units, the rate of development should not exceed 3050 units annually.

d. Type

New development will be estate and rural with larger residences typical of such densities. Potential exists for nonresidential uses allowed by Conditional use Permits, such as churches, due to existing large lots. Community facilities expected are primarily open space areas and trail systems.

e. Density

Due to the estate and rural land use designations, environmental protection requirements and open space policies, these areas will generally include very low density development.

f. Quality

Design policies adopted in the Subarea Facilities Plan shall apply. It is expected that estate and rural development will result in high quality architecture. Open space policies for the protection of steep slopes, ridgelines and environmental resources will also ensure high quality development.

g. Timing

Small infill development of single family residences will occur without the need for a Subarea Facilities Plan primarily in the County. Development requiring City services and involving larger development such as a planned development tentative subdivision map may only proceed pursuant to an adopted SFP.

Since such development is likely to occur in conjunction with annexation requests, SFPs shall be required in conjunction with the processing of an annexation at the discretion of the City Council.

Non-residential uses in residential areas (including but not limited to; churches, schools, convalescent facilities, cemeteries, social clubs, etc.) may develop under a Conditional Use Permit on a case by case basis without the benefit of a Subarea Facilities Plan since the merits of such proposals usually hinge upon land use compatibility rather than facilities needs. In conjunction with adopted Conditional Use Permit criteria, such facilities may be approved only if circulation service levels identified in the General Plan are not further degraded, adequate sewer, and water and drainage service standards are met.

As in the urbanizing neighborhoods, close coordination of development proposals shall be maintained between the City and the County to ensure that adequate public facilities and services are provided in a manner consistent with the applicable SFP.

h. Financing

Development shall be subject to impact fees and financing requirements of an applicable SFP as in the case of urbanizing neighborhoods. In many instances, development proposals requiring the annexation of a larger unincorporated area will require the establishment of assessment districts or other appropriate financing mechanisms to correct existing deficiencies prior to development.

The use of development agreements which will result in the provision of facilities and services consistent with the General Plan for new and existing development are encouraged.

4. Tier 2C—New Communities

a. Location

New communities include peripheral areas which are subject to specific plans. They are removed from urbanized areas of the City by distance and/or topography. The location of development within the tier areas shall be carefully considered in the specific plans, due to considerations for environmental resources, viewshed, topography, the efficient provision of public services and the specific conditions of the area.

b. Amount

The amount of development in the Cloverdale and Mesa Rock areas have been established by development agreements. The Daley Ranch and Valley View areas will include residential development as designated in the applicable SPA text in the General Plan and is subject to variation through development agreements as approved by the City Council. Future development agreements and specific plans will also establish the intensity of nonresidential facilities such as parks, trails, commercial uses, golf courses, etc., if included in the specific plans.

c. Rate

The rate of development is completely dependent upon the timing policies of the Subarea Facilities Plan and specific plans adopted by the City Council. Detailed phasing will be established as part of the specific plans, SFPs and development agreements adopted.

d. Type

The type of development will be master-planned, residential projects which may include small neighborhood commercial uses, extensive active and passive recreational facilities and open space, and where appropriate, community facilities such as fire stations, schools, and parks. A wide variety of product types will occur including estate and rural lots, smaller single-family residential, and attached units. The clustering of units will result from preserving large open space areas, especially to preserve habitats, community viewsheds and ridgelines.

e. Density

In general, overall densities shall be estate or rural in nature. Densities in developed areas shall reflect development policies in the General Plan such as the protection of natural terrain, environmental resources, ridgelines, community viewsheds, and land use compatibility.

f. Quality

Because these areas are subject to specific plans and likely subject to development agreements, development shall reflect the highest quality in design and overall benefit to the community. Detailed standards shall be included in the specific plans.

g. Timing

Development may only proceed consistent with a specific plan, SFP and applicable development agreement. Generally, development should not occur prior to the buildout of the urbanizing neighborhood area (Tier 2A). Through the specific plan requirements or through an applicable development agreement deficiencies can be satisfied, the timing of development may be accelerated as authorized by the City Council.

The acceleration of the timing of development through a development agreement shall be based upon facilities and services standards exceeding the quality of life standards; the provision of sites and facilities within the project area needed to implement the community facilities element objectives for other tier areas; and/or if the new community provides facilities or financing to correct deficiencies in other tier areas.

The City Council shall determine the relationship of timing with the above criteria through the development adoption process.

The SFP and specific plan shall identify detailed phasing of development and the provision of community facilities and services within the new community and off-site where required.

Non-residential uses in residential area (including but not limited to; churches, schools, convalescent facilities, cemeteries, social clubs, etc.) may develop under a Conditional Use Permit on a case by case basis without the benefit of a Subarea Facilities Plan since the merits of such proposals usually hinge upon land use compatibility rather than facilities needs. In conjunction with adopted Conditional Use Permit criteria, such facilities may be approved only if circulation service levels identified in the General Plan are not further degraded, adequate sewer, and water and drainage service standards are met.

h. Financing

New development shall be subject to impact fees for communitywide and sub-area facilities needs. In addition, specific financing mechanisms shall be adopted in conjunction with the SFP and, if applicable, development agreements. Development agreements based upon the criteria stated above in return for timing considerations are encouraged.

If development proposals within new communities occur within County territory, the City and County should pursue adoption of the SFP in both jurisdictions or enter into an agreement to ensure that adequate community facilities and services are provided. However, the development of new communities pursuant to the policies stated in the Specific Planning Areas for new communities should occur within the City.

5. Tier 3—Rural Tiers

a. Location

The rural tiers are located primarily outside the City limits in areas removed from urban development by location or topography. Significant areas of undeveloped land exists within the rural tiers but development potential is limited, due to location and environmental constraints.

b. Amount

Due to the limited availability of community facilities and services, as well as very low density land use designations, it is expected that the overall population in the rural tiers will remain relatively stable with new development not likely to exceed more than 300-400 dwelling units. The total population in the rural tiers will likely be 3,500-4,000 at buildout.

c. Rate

Only incremental development will likely occur in the rural tiers, although larger scale proposals may occur with the dedication of very large tracts of permanent open space. However, such development will probably involve less than 80-100 dwelling units.

d. Type

With land use designations primarily rural with some estate categories, the rural tiers will result in larger single family residential development on large lots and compatible nonresidential uses by Conditional Use Permit or accessory uses, such as agriculture or horticulture. Recreational facilities sensitive to the rural environment may also be proposed.

e. Density

New development will be rural residential or be associated with compatible nonresidential facilities.

f. Quality

Since development will be on very large lots, it is expected that market demands will result in very high quality development.

g. Timing

The timing of development shall be determined on a case-by-case basis, subject to the provision of adequate public facilities and services. It is recognized that facilities and services may be based upon rural standards and that community facilities necessary for development in the rural tiers may be located in urbanized or urbanizing tiers.

Timing of development may be affected by the provision of facilities and services in urbanized or urbanizing tiers.

h. Financing

Since the majority of the rural tiers are in County area, City facilities and services should not be extended into rural tiers until annexation is completed.

County coordination will be pursued similar to other tiers with unincorporated territory. The adequacy of facilities and services for rural development may require participation in financing mechanisms or other urbanizing tiers or as determined through the development review or annexation process.

D. IMPLEMENTATION

1. Adoption

The growth management system may be adopted by City Council resolution or by ordinance. The resolution or ordinance will include procedures for the evaluation of existing deficiencies based upon the Quality of Life Standards and detailed measures to implement growth management policies.

2. Subarea Facilities Plans

The Felicita SFP has been initiated by the City Council. The initiation of SFPs for other urbanizing tiers shall be determined by the City Council. Property owners may request the initiation of a Subarea Facilities Plan and will be subject to financing the completion of the SFP. The initiation of the SFPs shall be based upon areas where it can be demonstrated that a community need can be readily provided.

3. Capital Improvements Program

The Capital Improvements Program (CIP) shall give the highest priority to projects which directly benefit the urbanized tier. The CIP shall also be evaluated in relation to participation in Subarea Facilities Plans as determined by the City Council. The Quality of Life Standards will guide the development of the CIP for existing development.

4. Exemptions

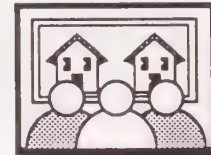
The City Council may exempt projects involving a total of four or fewer dwelling units from the timing restrictions of this element provided that it is demonstrated that such exemptions will not substantially conflict with the intent of the growth management element, land use area plans, Subarea Facilities Plans or other General Plan policies related to development projects.

GENERAL PLAN IMPLEMENTATION

ZONING ORDINANCE



DEVELOPMENT REVIEW PROCESS



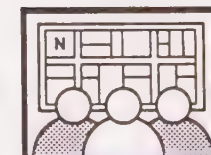
SPECIAL TECHNIQUES



GENERAL PLAN REVIEW



DEVELOPMENT MONITORING



VII. IMPLEMENTATION

A. INTRODUCTION

The General Plan establishes the goals and policies which guide the development within the City of Escondido; however, it does not specifically explain how the goals and policies are to be implemented. Policies in the Land Use Element and other applicable elements must be referenced in conjunction with implementation policies. Direction for implementation is provided in the following policies which takes direction from Goal #12 of the Community Goals and Objectives requiring “certainty in implementing the General Plan.

B. ZONING ORDINANCE

As a result of new General Plan land use designations, not all properties reflect consistent zoning. Government Code 65860 requires that city zoning ordinances shall be consistent with the adopted General Plan. Provisions are made in the state law to allow a city reasonable time to amend its zoning ordinance to be consistent when amendments are made to its General Plan. As such an interim ordinance will be adopted while the zoning code is updated with its permanent zoning ordinance.

1. Policy Regarding the Interim Zoning Ordinance

Interim Zoning

Policy B1.1: The City shall adopt an interim zoning ordinance to regulate growth and development until a permanent zoning ordinance consistent with the General Plan is adopted.

2. Policies Regarding the Permanent Zoning Ordinance

Permanent Zoning

Policy B2.1: The development standards and regulations found in the existing City zoning categories should only serve as a guide when comparing the General Plan designations. Existing zoning may be able to adequately implement the General Plan with some modifications. New zoning categories shall be considered in areas where the City’s existing zoning will not adequately implement the goals and objectives of the General Plan.

*Draft General Plan
Existing City Zoning*

Designations

Residential Agriculture (R-A)	Rural I, Rural II
Residential Estate (R-E)	Estate I, Estate II
Single-Family Residential (R-1)	Suburban, Urban I
Light Multiple Residential (R-2)	Urban II
Medium Multiple Residential (R-3)	Urban III
Heavy Multiple Residential (R-4)	Urban IV
Hospital Professional (H-P)	Office
Commercial Professional (C-P)	Office
General Commercial (C-G)	General Commercial
Central Business District (CBD)	SPA #11
Tourist Commercial (C-T)	General Commercial
Commercial Neighborhood (EN)	(No General Plan Designation)
Planned Development Commercial (PD-C)	Planned Industrial/ General Industrial
Light Industrial (M-1)	Planned Industrial/ General Industrial
General Industrial (M-2)	Planned Industrial/ General Industrial
Industrial Park (I-P)	Planned Industrial/ General Industrial

Permanent Zoning

Policy B2.2: The City shall update and revise the zoning, grading and subdivision ordinances to reflect the goals, objectives and policies in the adopted General Plan. Implementation of these revisions will require adequate time to perform detailed analysts and studies to meet this goal.

Permanent Zoning

Policy B2.3: Zoning overlays may be considered within land use area plans to further advance General Plan policies and City programs especially with Land Use Area Plans.

Permanent Zoning

Policy B2.4: An ordinance or resolution shall be adopted which provides detailed and uniform methods of calculating density for residential projects.

Permanent Zoning

Policy B2.5: Clear and precise definitions of constrained lands and density transfer calculations for slopes, natural floodways and environmentally sensitive areas shall be included in the Zoning Ordinance.

C. DEVELOPMENT REVIEW PROCESS

The City's development review process involves the examination of development proposals for their conformance with City policies, standards and regulations as well as adequacy of public facilities through the Subarea Facilities Plans, Capital Improvements Program and other financing mechanisms. Through the active participation of several City departments, this process has the most direct influence on the City's ability to carry out the primary development goals and policies of the General Plan. Key components of the development review process include: Conventional Zoning, Subdivisions, Planned Development, Specific Plans, Environmental Review, and Permit Review.

1. Policies Regarding Zoning Designations

- Zoning Policy C1.1:** The City shall evaluate current zoning designations to determine adequacy for implementing new General Plan policies. New designations may be established.
- Zoning Policy C1.2:** Zoning applied throughout the City in consideration of the surrounding zoning pattern of the area to ensure compatibility, and consistency with the land use designations.
- Zoning Policy C1.3:** Locational and operational characteristics shall be considered when establishing zoning designations to ensure appropriateness.
- Zoning Policy C1.4:** Criteria shall be established ensuring that zoning applied to an area will provide the opportunities to meet General Plan policies and standards such as community facilities, housing, and open space.

2. Policies Regarding Subdivisions

- Subdivision Policy C2.1:** Site design considerations for subdivisions shall include the limitation of two-story dwelling units within a development to avoid adverse streetscapes and visual impacts.
- Subdivision Policy C2.2:** The City shall consider increasing and/or establishing subdivision and/or design standards for street trees, design features, floor area ratios, height, bulk, and separation.
- Subdivision Policy C2.3:** The City shall review its street and public works requirements and identify circumstances where these requirements could be modified in the Rural and Estate land use categories.

**Subdivison
Policy C2.4:**

Subdivisions should avoid the use of panhandle lots and unusual lot slopes except to preserve slopes, ridgelines, habitat areas, and other resources identified in the Open Space/Conservation Elements.

3. Policies Regarding Planned Development Zoning

**P.D. Zoning
Policy C3.1:**

Planned Development Zoning shall be used to address unique characteristics of a development site and the surrounding land uses to better implement the goals and policies of the General Plan but not to attain maximum yield.

**P.D. Zoning
Policy C3.2:**

Development proposals involving Planned Developments shall address and/or include, if applicable:

- a. visual impacts of the development from the Valley floor and from adjoining properties;
- b. preservation of the natural setting by minimizing earth movement and removal of native vegetation and by using compatible building materials, textures and colors;
- c. grading, erosion control and revegetation/ landscaping requirements;
- d. preservation of the creeks and their adjoining vegetation in a natural state and the use of buffering techniques to control undesired access;
- e. implementation of appropriate management techniques in areas of rare and endangered plant and animal species;
- f. adequate buffers and separations from adjacent properties;
- g. superlative architectural design features of all structures;
- h. adequate separation between structures and attention to the bulk and scale to avoid a monotonous streetscape; and
- i. preservation/maintenance of common open space or community area.

The Planned Development zoning ordinance may require further detailed information to achieve General Plan goals and objectives.

**P.D. Zoning
Policy C3.3:**

Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Areas (SPA) (see provisions for clustering).

**P.D. Zoning
Policy C3.4:**

Planned Development zoning should be limited to projects of adequate size and unique physical characteristics to effectively implement the appropriate policies.

4. Policies Regarding Specific Planning Areas

**S.P.A.
Policy C4.1:**

Specific Planning Areas (SPAs) shall be utilized to consider development proposals analyzing zoning regulations, development standards, land uses, densities, building intensities tailored to the need and unique characteristics of a particular area. Generally, SPAs should only be applied to larger areas and where community benefit can be demonstrated.

**S.P.A.
Policy C4.2:**

Specific Plans shall not be utilized in a widespread manner to circumvent or modify the character or intent of ordinances, land use designations and/or City goals and objectives, but rather should be reserved for a limited number of proposals which, by nature, are ideally suited for the comprehensive planning efforts involved in the Specific Planning process.

**S.P.A.
Policy C4.3:**

Specific criteria to evaluate the suitability of a site shall be established which shall include:

- a. The site should be of sufficiently large area to take advantage of density transfers where appropriate, thereby preserving significant open space areas within the Specific Plan area;
- b. The site should have unique physical characteristics, such as uneven terrain or hillside areas that, without a Specific Plan, might not be effectively protected and incorporated into the overall development plan;
- c. The site should be of sufficient area that lends itself to a comprehensive site design utilizing a combination of attractive landscaping and open space amenities left in their natural condition;
- d. The site should be of sufficient area and nature that lends itself to long-term development phasing (e.g., in excess of five years) which can effectively be monitored and controlled; and
- e. The site should require flexibility in planning to deal with compatibility with different surrounding land uses and extensive public improvement requirements.

S.P.A.

Policy C4.4:

No Specific Plan shall be adopted by the City Council until the Council has reviewed the proposed Plan for compliance with the following requirements which are in addition to requirements imposed by State Government Code Sections 65450, et seq.:

- a. Residential, industrial and commercial structures built within the Specific Plan area shall be constructed under rigorous quality control programs and safeguards (e.g., appropriate restrictive covenants running with the land);
- b. Appropriate protection against soil erosion, particularly where hillside development is involved, shall be assured;
- c. Assurance shall be provided that any hillside cutting will be minimized or appropriately landscaped so that visible scarring will be mitigated to the extent feasible;
- d. All open space areas shall be identified and appropriate measures providing for their preservation shall be included;
- e. Design criteria, development regulations and building standards shall be provided sufficient to ensure that residential, industrial and commercial structures are compatible with the surrounding environment;
- f. Adequate assurance shall be provided that the circulation and access needs of the project residents and the surrounding community are properly addressed;
- g. Appropriate arrangements to ensure that public facilities and services adequate to serve the project residents are available shall be described; and
- h. The Specific Plan demonstrates implementation of the goal and objectives of the General Plan and furthers the interests of the community.

S.P.A.

Policy C4.5:

Clustering residential units shall be permitted only in conjunction with a Planned Development or Specific Planning Area (SPA) (see provisions for clustering).

5. Policies Regarding Environmental Review

Env. Review

Policy C5.1:

The City shall maintain its Environmental Quality Regulations in accordance with the California Environmental Quality Act, which requires environmental review of projects (public and private), including analysis and mitigation of on- and off-site impacts, as defined by CEQA.

**Env. Review
Policy C5.2:**

Environmental review for specific projects shall be accompanied by sufficient technical data to determine consistency with General Plan policies related to the physical environment including, but not limited to; traffic, biology, air quality, noise, drainage, archaeological sensitivity, visual impacts, geotechnical and public facilities and services. This policy shall particularly apply in areas of sensitivity and constrained lands as identified in the Open Space Concept.

**Env. Review
Policy C5.3:**

Mitigation measures specified in the General Plan Environmental Impact Report shall be applied for proposed development throughout the Planning Area.

**Env. Review
Policy C5.4:**

Thresholds and special/sensitive areas shall be periodically reviewed and updated as more specific and recent information becomes available.

6. Policies Regarding Permit Review**Permit Review
Policy C6.1:**

The City shall review its guidelines and procedures for development to conform with the General Plan recommendations, Subarea Facilities Plans, Area Plans, and Quality of Life Standards.

**Permit Review
Policy C6.2:**

For areas within environmentally sensitive areas, the City shall consider the location, extent and quality of the resource and appropriate mitigation measures.

**Permit Review
Policy C6.3:**

The City shall review for consistency, the Guidelines for Grading Design with the General Plan policies and make necessary modifications.

D. SPECIAL IMPLEMENTATION TECHNIQUES

The General Plan establishes the rationale, goals, objectives, and policies for future actions within the community. However, since areas of the community differ in characteristic, topography, development potential, and intensity, special implementation programs provide a means to carry out certain objectives of the General Plan, which will benefit the community. These special implementation techniques include: clustering, open space management, development agreements, redevelopment and financing options.

1. Policies Regarding Clustering

Clustering is useful when trying to protect sensitive natural resources, avoid hazardous areas, or preserve the natural appearance of hillsides. Clustering involves assessing the natural characteristics of a site and grouping the buildings or lots

through on on-site transfer of density rather than distributing them evenly throughout the project as in a conventional subdivision. Not only do cluster developments help preserve open space, they also tend to minimize the visual impacts associated with development, reduce cost of building and maintaining public road, and decrease grading in environmentally sensitive areas. In general, sites less than five acres are too small to benefit from the clustering concept.

The maximum development yield (that is, the number of dwelling units) that can be built as part of a clustered development project shall be derived by applying the maximum permissible density in each applicable residential land use category, subject to applicable slope density categories adjusted for natural floodways. The number of dwelling units actually permitted for development in a cluster development may be less following application of the following provisions that shall govern cluster development projects.

Cluster

Policy D1.1: Minimum Lot size standards for single-family cluster development shall be:

<i>Designation</i>	<i>Minimum Lot Size</i>
Rural I	2 acres
Rural II	1 acre
Estate I	20,000 square feet
Estate II	10,000 square feet
Suburban	7,920 square feet
Urban I	3,630 square feet

Cluster

Policy D1.2: The provisions for clustering units shall be utilized only within Planned Development Zones or Specific Planning Areas.

Cluster

Policy D1.3: Clustering is not intended to maximize the density or yield, or to circumvent the existing zoning. It shall be utilized as a tool to preserve slopes, ridgelines and sensitive habitat or provide a community benefit.

Cluster

Policy D1.4: Under the clustering provision, lot widths, building separations and setbacks, and unit bulk shall be consistent with Community Design (see Chapter V) and zoning policies.

Cluster

Policy D1.5: In no event shall the reduction of lot sizes for clustered projects exceed the open space areas within the development.

Cluster

Policy D1.6: Under the clustering provisions, at least 50 percent of all residential lots must backup to open space areas.

- Cluster Policy D1.7:** When clustering, the portion of the site to be developed for residential purposes shall not significantly change the character of the surrounding area.
- Cluster Policy D1.8:** When utilizing cluster provisions, a project shall not have an adverse visual impact on the surrounding areas by blocking scenic views, by resulting in a scale of development incompatible with the setting, by siting buildings that project above the ridgeline, or by extensive grading, cutting and filling, or by terracing that disrupts the natural shape and contour of the site.
- Cluster Policy D1.9:** Cluster developments shall not increase geotechnical and flooding hazards for adjoining properties.
- Cluster Policy D1.10:** Cluster projects shall avoid sensitive cultural and biological resources and density transfer from such sensitive areas shall be of limited yield to meet the above policies.
- Cluster Policy D1.11:** Lands devoted to permanent open space should not be developed with structural uses other than agricultural accessory buildings. Uses should be restricted to agriculture; historic, archaeological, or wildlife preserve; water storage or recharge area; leach field or spray disposal area; scenic areas; protection from hazardous area; or public outdoor recreation.

2. Policies Regarding Open Space Management
(Please Refer to Chapter V; Open Space/Conservation)

3. Policies Regarding Development Agreements

Development agreements allow the City to enter into a contract with a developer in which the City effectively promises not to change its planning or zoning laws applicable to the development for a specified period of time. In return, the developer would commit to construct specific improvements, provide public facilities and/or services, develop according to a specified time schedule or make other commitments which the City ordinarily cannot require of the developer.

Dev. Agreement

- Policy D3.1:** Development Agreements may be permitted in areas requiring a Subarea Facilities Plan on a case by case basis whereby facilities and services will be provided which upgrade existing deficiencies and meet the impacts of the project without diminishing the Quality of Life Standards in return for commencing construction of the project prior to adoption of a Subarea Facilities Plan.

Dev. Agreement

Policy D3.2:

Development Agreements for Specific Planning Areas #2 and 4 allowing increased density may be permitted in excess of the basic entitlement provided but not beyond the maximum stated in the SPA section if community benefits above and beyond the impacts of the project are provided. The yield/benefit determination shall be made by the City Council.

Dev. Agreement

Policy D3.3:

Development Agreements for residential projects shall specify the number of building permits to be allocated on a yearly basis and the correlated provision of facilities and/or financing for on-site or off-site community benefit.

Dev. Agreement

Policy D3.4:

The City shall evaluate the duration of Development Agreements so as not to impair the response to community concerns and needs that change over time.

4. Policies Regarding Redevelopment

Redevelopment is a powerful tool for implementing the General Plan. As a potential source of infrastructure and public facility financing, redevelopment may help carry out the land use proposals of the land use element.

Redevelopment

Policy D4.1:

The City shall evaluate the revenues allocated to the set-aside fund for low and moderate income housing and establish potential sites for placement of such housing within the redevelopment area.

5. Policies Regarding Financing Options

New growth and development add to the service and facility requirements of the City and other public agencies. Additional demand for ongoing services are financed by the operating revenues paid by new as well as existing development. However, the fiscal burden of these facilities is beyond the capacity of normal municipal revenues. In recognition of this fact, the utilities, growth management and public facilities policies state that the capital and facility needs generated by new development should be financed by new development.

Financing

Policy D5.1:

The City will develop a comprehensive financial plan to implement the urban services standards and policies of the General Plan. Public facilities to be addressed in this financial plan shall include, but not be limited to, police, fire, roadways, parks, open space, schools, libraries, and other similar facilities outlined in the Quality of Life Standards. The plan shall include:

- a. projections of capital improvement costs necessary to implement the urban services standards contained in the adopted General Plan;

- b. projections of revenues, including development fees, which will be available to meet capital improvement needs;
- c. identification of necessary adjustments to fees and other revenue sources to meet projected capital improvement needs; and
- d. identification of long-term financing methods to allow for the construction of needed public improvements in a timely manner, based on projected growth and public service demands.

This plan shall be reviewed and updated periodically in order to assure that development fees and other revenue sources are adequate to meet the objectives of the General Plan.

**Financing
Policy D5.2:**

At least every five years a comprehensive review of the financial plan shall be undertaken in conjunction with the update of the General Plan. This review will include a review of services standards and policies, and revised capital improvement cost projections based on any revised standards. The review shall also consider the costs of any new services or facilities being provided by the City, the school districts, and other public agencies affected by the General Plan.

**Financing
Policy D5.3:**

The following potential revenue and financing mechanisms available to meet capital improvement needs, should be examined by the City to meet community facilities' and services' needs:

- a. New development required to construct and dedicate to the City all public improvements directly attributable to the site. This includes sewer extensions, sewer laterals, street improvements, sidewalks, street lighting, fire hydrants, and the like.
- b. Traffic impact fees collected and adjusted sufficiently to fund the improvements necessary to serve new development. Periodic adjustments based on costs, and identification of needs, shall be considered in this fee adjustment.
- c. A percentage of gasoline tax revenue set aside annually to fund street-related capital improvements which are required to remedy existing traffic-related problems.
- d. Park fees adjusted sufficiently to fund the acquisition and improvement of local parks, community centers, and other specialized recreational facilities in accordance with the adopted acreage-to-population ratio as required to offset impacts of new development. Park fees shall continue to be

used for all other appropriate purposes authorized by the Municipal Code.

- e. Water connection fees adjusted sufficiently to fund improvements required in the Water Master Plan.
- f. Sewer connection fees adjusted sufficiently to fund improvements required in the Wastewater Master Plan.
- g. Drainage master plan delineating drainage basins in order to anticipate and fund storm drain improvements.
- h. Consideration of appropriate financing mechanisms in existence or which shall become available pursuant to future legislation, including but not limited to General Obligation Debt, Melloroos financing, assessment and/or maintenance districts, Public Facilities Fees, Development Agreements, etc., to implement the Community Facilities and Growth Management Elements.

6. Policies Regarding Annexations and the Sphere of Influence

Annexation Policy D6.1:

The City will not actively seek to annex unincorporated lands, except those lands owned by the City, and will rely instead on applications from property owners for proposed annexations to the City. Exceptions may arise to implement the Goals and Objectives of the General Plan.

Annexation Policy D6.2:

Annexation proponents shall demonstrate that facilities, services, and infrastructure are adequate to serve the proposed annexation, in accordance with City standards and/or applicable Subarea Facilities Plans consistent with the growth management and community facilities elements. If existing and/or proposed public facilities and infrastructure are inadequate to serve the proposed annexation area, annexation may proceed only if it can be demonstrated that all necessary improvements will be financed by the property owner(s), and that such expansion of the City will not have unacceptable adverse fiscal or environmental impacts to existing City services or residents.

Annexation Policy D6.3:

The City shall not provide services directly or indirectly to unincorporated areas unless there is a mutual agreement between the City and appropriate agencies, if any, to compensate for costs incurred. Such services must be consistent with facilities plans pursuant to the Growth Management and Community Facilities elements.

Annexation Policy D6.4:

The City shall develop an annexation procedures manual outlining the steps and City policies regarding annexations. The man-

ual will include, but not be limited to, applicant's responsibilities, requirements for environmental review, requirements for development plans, and fees for annexation.

**Annexation
Policy D6.5:**

The Sphere of Influence for the City of Escondido may be revised by the City and submitted to the Local Agency Formation Commission after final adoption of the General Plan. Thereafter, the Sphere of Influence may be revised and submitted to LAFCO, if necessary, concurrent with each five-year review of the General Plan.

**Annexation
Policy D6.6:**

The City will coordinate with the Local Agency Formation Commission to expand the Sphere of Influence to be coterminous with the Planning Area boundary when such expansion is deemed appropriate by the City.

**Annexation
Policy D6.7:**

The City shall routinely review its Planning Area boundary to identify areas which may be included. Modifications to the Planning Area boundaries shall be treated as General Plan Amendments.

E. REVIEW OF THE GENERAL PLAN

The Escondido General Plan reflects a twenty-year time horizon. This time frame allows for the systematic implementation of a desired land use pattern, circulation network, and facility installation. Adequate review of the General Plan is an important facet in its implementation. It allows the Plan to be adjusted in response to changing conditions, both internal and external, the availability of more recent planning data, and shifts in community values.

From time-to-time, these changing conditions may result in General Plan Amendment requests which should be carefully considered. In conformance with Section 65358(b) of the State Government Code, each mandatory element of the General Plan may be amended up to four times per year. Each amendment may include multiple changes to the General Plan. The policies below are intended to ensure greater predictability for both the development community and the public.

1. Policies Regarding Five Year Reviews of the General Plan

**GP Review
Policy E1.1:**

The General Plan shall be comprehensively reviewed and updated as needed beginning in 1995 and at five year intervals thereafter.

2. Policies Regarding General Plan Amendments

GP Amendment

Policy E2.1:

General Plan Amendment requests shall be required when proposals:

- a. request the development of the site for use or density/intensity other than indicated on the Land-Use Map or within the text of the General Plan;
- b. do not meet or exceed adopted Quality of Life Standards;
- c. request changes in or not substantially consistent with General Plan policies, goals or objectives;
- d. are determined by the City to be inconsistent with policies contained in the General Plan text;
- e. request designation of a new area as a specific Planning Area; or propose realignments of adopted neighborhood tier boundaries; or

GP Amendment

Policy E2.2:

When GPA request is submitted to the City, written findings must be submitted by the applicant to substantiate the need for the GPA. In reviewing these requests, the City shall consider the following criterion:

Whether physical, social, or city-wide economic factors or changes have made the plan designation, policy statement goal, or intent in question inappropriate from the standpoint of the general public welfare? Unless the applicant provides substantial documentation that the changes have occurred, the GPA request shall be denied.

F. DEVELOPMENT MONITORING

1. Policies Regarding Population Objectives

Population

Policy F1.1:

The City Council will consider ordinances or policies intended to meet the maximum population objectives of 150,000 to 165,000 with a maximum anticipated population off 155,000.

Population

Policy F1.2:

Land use designations and zoning classifications may accommodate maximum yields for one residential development proposal which may not be achievable due to conflict with the overall population objectives. In review of residential development proposals, population objectives may be considered to preserve the welfare of the community.

SPECIFIC PLANNING AREAS

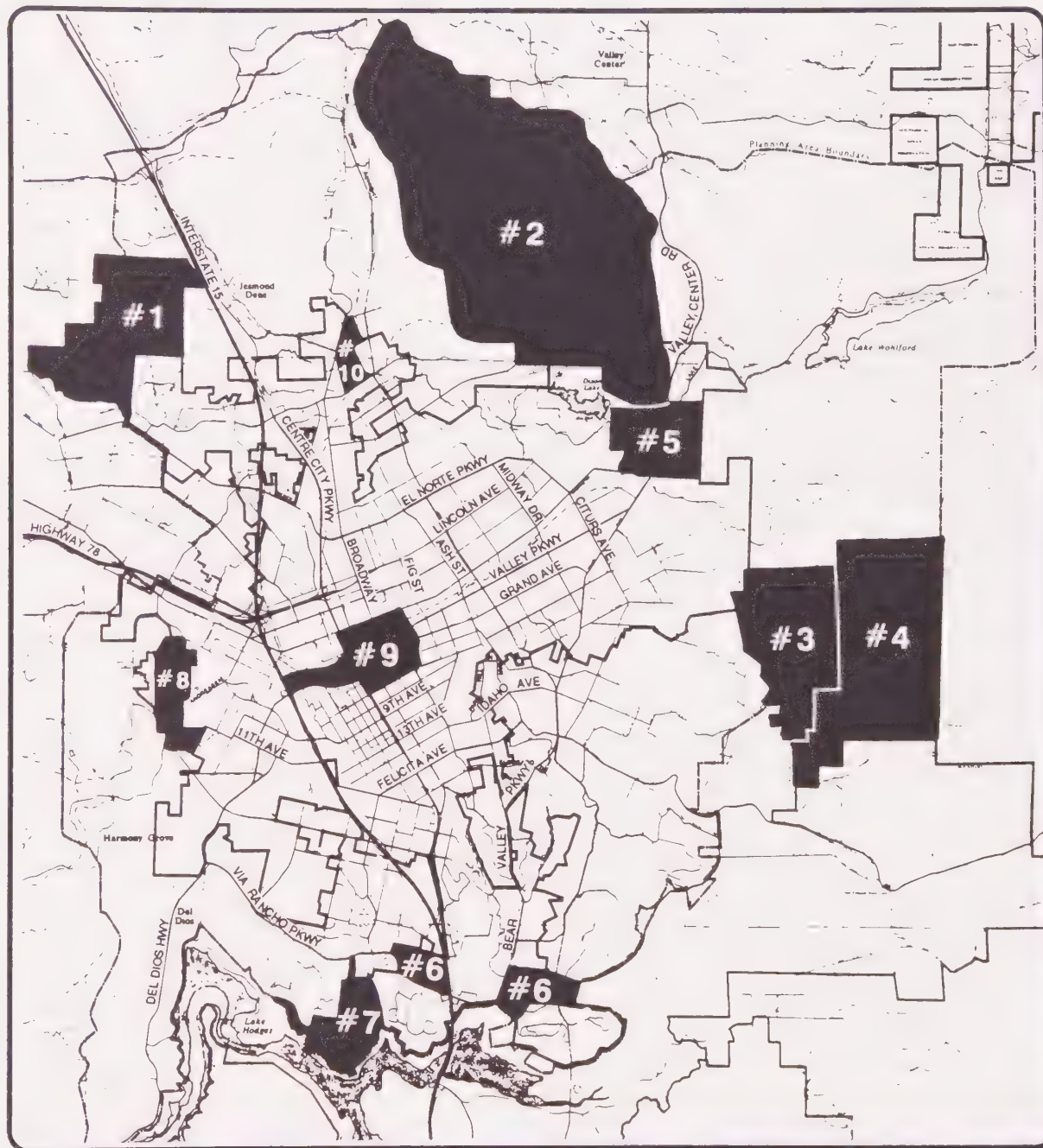


Figure VIII-1

VIII. SPECIFIC PLANNING AREAS

A. INTRODUCTION

A Specific Planning Area (SPA) is a land use category defined in the Land Use Element. This land use category will be applied in situations where comprehensive planning for an area is imperative. The situations appropriate for a Specific Planning Area designation are outlined in the Implementation Chapter, under "Special Implementation Techniques." Each SPA must include a narrative and map which generally describe the intended land use(s) and special provisions that should govern development within the SPA. These general guidelines are then to be embodied and refined in a much more detailed Specific Plan for each SPA.

The Land Use Plan identifies 9 SPAs. The narratives and maps for these SPAs are found on the following page. It should be recognized that the SPA narratives that have not had Specific Plans or development agreements approved by the City Council have not been subjected to the rigorous study inherent in preparing a Specific Plan. Thus, the policies, standards, and guidelines for these particular SPAs may be refined at the time the Specific Plan is adopted. These refinements, however, shall not include changes to the basic land uses or the character of development envisioned in the SPA narratives.

Any requests for an SPA designation, in addition to those shown on the Land Use Plan, shall be considered a General Plan Amendment. The project applicant will be required to submit a narrative and map addressing the issues and topics, in a fashion similar to those on the following page. The narrative and map shall be approved by the City and appended to this Chapter as part of the General Plan Amendment.

The overriding factor in designating an area as SPA is community benefit or environmental protection and not merely to facilitate greater development potential than existing land use designation. Policies concerning SPAs are included in the Land Use Element and Implementation chapter.

SPECIFIC PLANNING AREA #1

I. Location

The 980-acre Palos Vista property is located within the extreme northwest edge of the City. The City of San Marcos lies to the west and southwest with the Escondido Country Club and surrounding residential neighborhoods to the southeast. The Palos Vista property is accessed to the north by a frontage road from the I-15 freeway, at the Deer Springs Road freeway exit.

II. Site Description

The property consists of 980 acres which is generally characterized by slopes facing to the northwest and southwest. There is a broad, relatively flat interior ridge in the southwestern portion of the property. The northeast portion of the property is characterized by steeper boulder-strewn slopes. Elevations range from a low of 800 feet in the southeast corner to a highest point of 1,535 feet in the northwest corner. A portion of the southern boundary of the property is formed by a flume owned by the Vista Irrigation District.

III. Plan Description

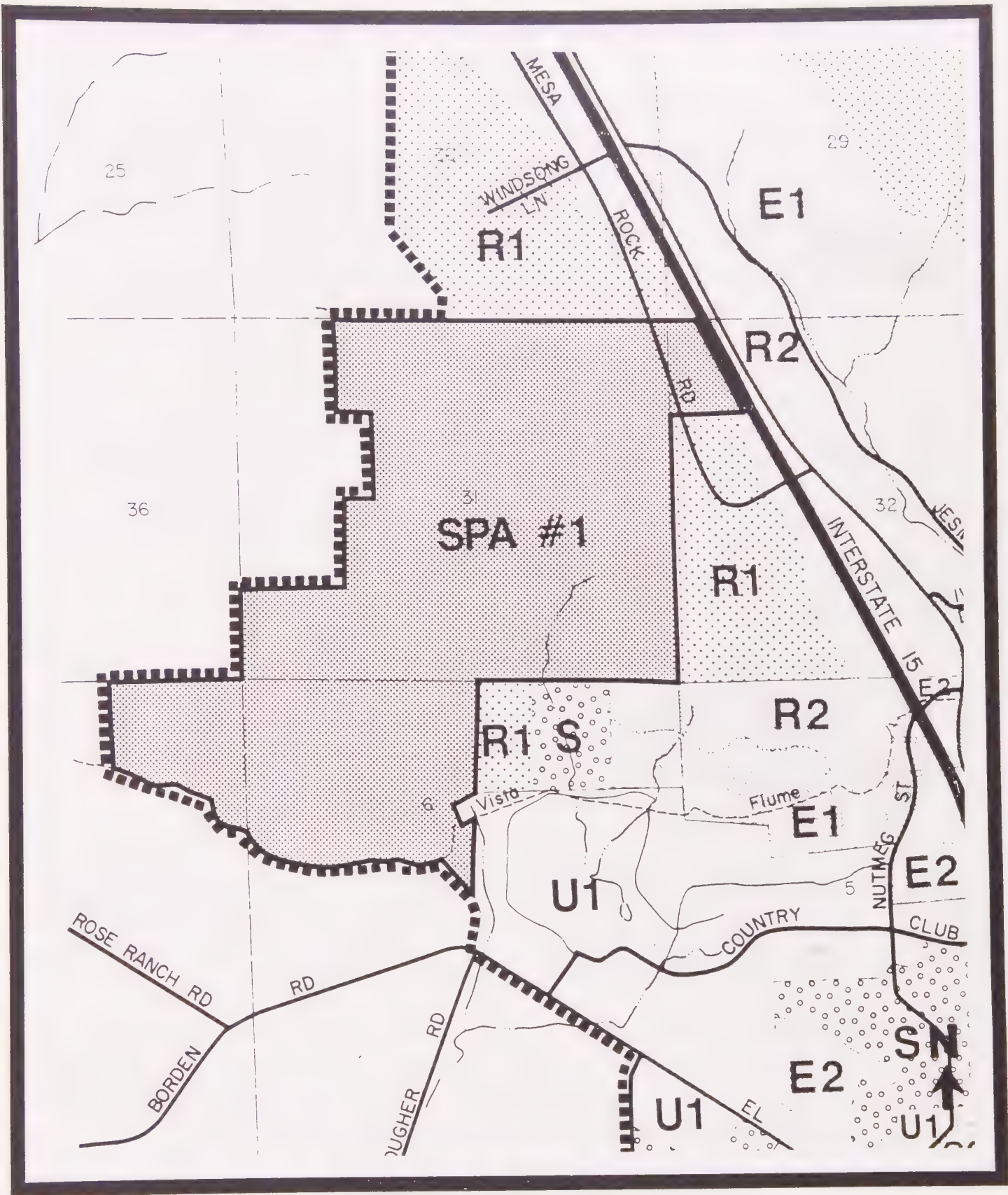
The Palos Vista project is a planned community providing a mixture of residential land use densities with large open space areas. The development plan is based on an analysis identifying the most appropriate areas for development and will contain a maximum of 730 units within the entire SPA. Approximately 70 percent of the entire project will be dedicated as permanent openspace. The SPA has been divided into three (3) separate neighborhoods.

Neighborhood one (1) is a relatively flat interior ridge containing approximately 418 acres, which will contain the majority of units consisting of single-family detached homes. A maximum of 691 units is permitted to be constructed on approximately 128 acres, supported by approximately 289 acres of open space. Additionally, a 1.3 acre site is located in Neighborhood 1 for a future public facility.

Neighborhood two (2) consists of approximately 64 acres of land which will be entirely dedicated as open space/park land.

Neighborhood three (3) consists of approximately 498 acres and will contain a maximum of 39 agricultural estate units. A total of approximately 337 acres within this neighborhood are designated as agricultural open space.

A previously approved Development Agreement between the City and the property owners of Neighborhood one (1) provide for the phasing of 150 building permits to be issued each year starting in 1989 through 1992 with the balance of 91 building permits issued in 1993. The allocation of building permits is cumulative and may accrue to the next year. Amenities may include a community center, tennis and racquetball courts, swimming pools, spas and other picnic areas. Anticipated build-out of the project will occur over 10 years.



SPA #1

IV. Design Guidelines and Development Standards

The Specific Plan established development standards and design objectives to guide development of the property. Standards and objectives are intended to be flexible and as future development phases are submitted, supplemental guidelines will be written.

A. Design Treatment

A variety of design features have been incorporated to establish a strong sense of community identity. Guidelines are established in the Specific Plan for project entries, signs and lighting.

B. Grading

The majority of the development is confined to the relatively flat portion of the site. Grading will be limited to that necessary for construction of the infrastructure, circulation system and building sites. Major canyon slopes and floors will remain in the native state in Neighborhoods 1 and 2. In Neighborhood 3, a permanent agricultural open space easement will be imposed over portions of the estate lots. A total of approximately 70 percent of the project will be preserved in open space. Development will adhere to the requirements of the City of Escondido's grading ordinance with exceptions enlisted within the text of the specific plan.

C. Landscaping

A concept plan for landscaping of the site has been included within the Specific Plan. General guidelines were established for appropriate plant and tree species, for landscaping of street, project entries, slopes, groundcover and for screening. Additional guidelines for maintenance and irrigation of landscaped areas are also included. Prior to approval of the tentative subdivision map, a specific, project-wide landscaping program will be submitted to the City for approval.

D. Architectural Element

The Specific Plan provides a series of architectural guidelines intended to provide a consistent level of design throughout the community. A Spanish-Mediterranean style will be used within variation in the roofs, massing, color, and detail to ensure variety for each unit and the project in Neighborhood 1 and 2. The design of agricultural estate homes in Neighborhood 3 shall be consistent with the guidelines in the Specific Plan Text but shall not be limited to a Spanish-Mediterranean style.

E. Development Standards

The Specific Plan includes standards for the number of units, lot size, setbacks, height and parking. Neighborhood 1 will contain no more than 691 units and Neighborhood 2 will contain no units. Neighborhood 3 is part of the Specific Plan not included in the Development Agreement but is the subject of a Vesting Tentative Map.

The maximum height of any residential unit within the SPA is 35 feet. Other specific neighborhood development standards are contained within the Specific Plan Text.

F. Open Space

Approximately 680 acres will be designated as open space. Prior to approval of the tentative subdivision map, the location and acreage of all open space and recreational facilities will be provided to the City. The maximum height of recreational building is limited to 50 feet and the maximum size of any such individual building is 10,000 square feet.

SPECIFIC PLANNING AREA #2

I. Location

Specific Planning Area (SPA) #2, known as the “Daley Ranch Specific Planning Area,” comprises approximately 4,400 acres, most of which lies within the City. This site is located in the northern portion of the City, bordering the Dixon Lake City park area in particular.

II. Site Description

The Daley Ranch SPA is a property of high topographic relief with a low elevation of 700 feet (adjacent to Valley Center Road) and high elevation of 2,100 feet at the top of Burnt Mountain. The majority of the land area lies between elevation 1,000 feet and 1,600 feet. The character of the Daley Ranch property, which encompasses the vast majority of the SPA, is composed of four distinguishable areas:

A. Southeast Plateau (Mesa)—

Distinguishing features are a lake and grassy meadows with groves of oak trees. The topography drops sharply by about 700 feet to Valley Center Road.

B. Central Valley—

The grass-covered valley approximately two miles in length contains the largest lake, the ranch house, farm buildings and an oak tree-lined creek.

C. Southwest Plateau (Mesa)—

The plateau is dominated by exposed rock outcrops with large surface boulders.

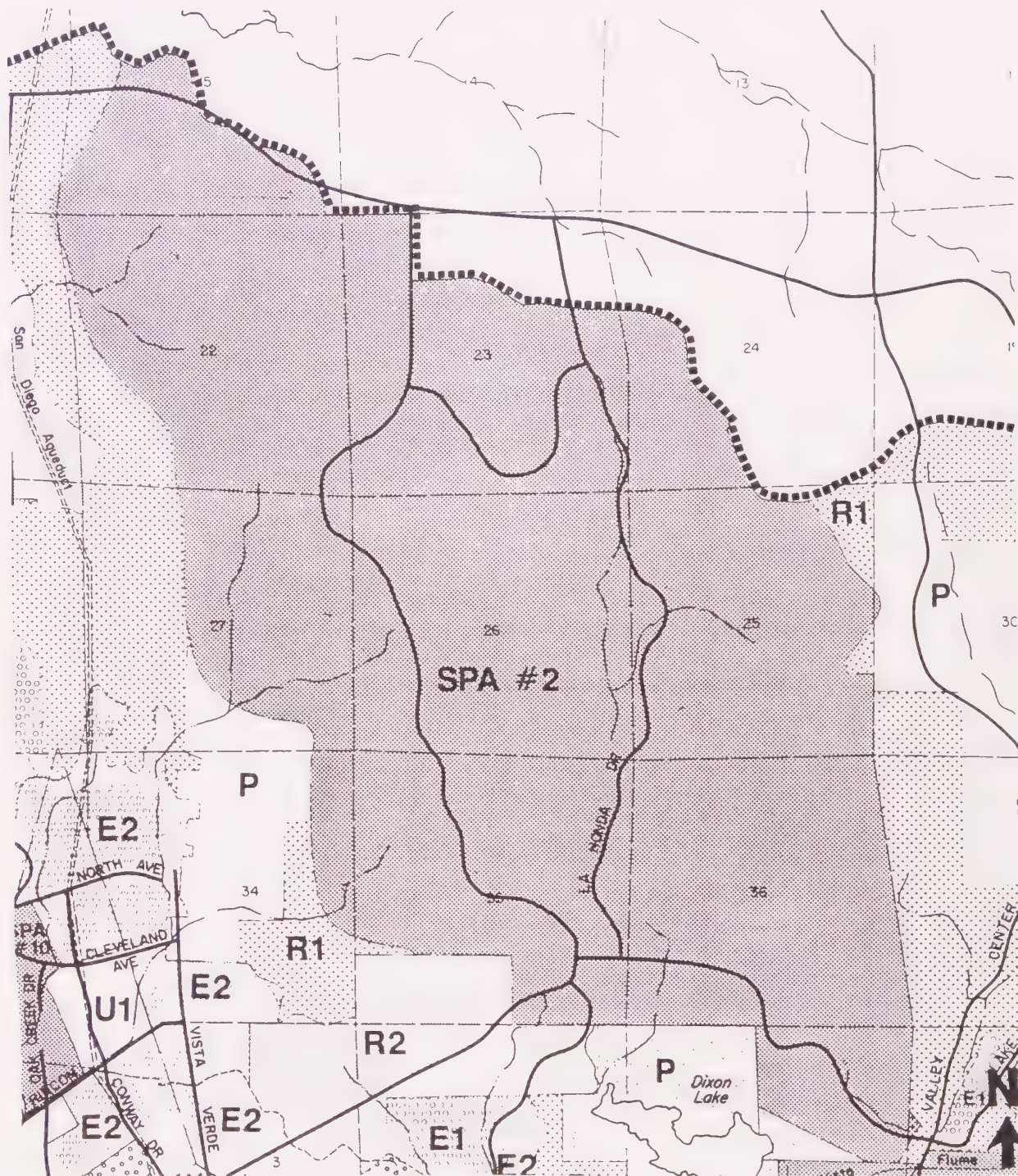
D. Ridge Back—

The Ridge runs north and west around Burnt Mountain with grassy meadows and oaks on the crest and chaparral on the slopes. A prominent surface geologic feature is a rock interface or contact zone running diagonally north/south with granitic rock to the east and metamorphic rock to the west.

In addition, the area outside of the Daley Ranch property, but within the SPA, contains similar terrain and environmental constraints. The processing requirements for this area are presented in Section E, below.

III. Anticipated Project

The land plan will vary with the undulating nature of the topography with its steep slopes, distinct valleys, and high plateaus. The plan shall preserve, in a natural state, those slopes in excess of 30 percent, mature trees and other significant outcroppings. The development plan will minimize grading through a “terrain adapted” building design and ridgeline preservation. In general, development shall be “internalized” to avoid visual impacts within the community viewshed from the valley floor and Dixon Lake.



SPA #2

Major vehicular access to the project will be via Valley Center Road to a newly constructed road opposite Lake Wohlford Road, entering the property north of Lake Dixon. Secondary access will be via La Honda Drive in the south; a series of roads north from the property connecting with Hidden Valley Road; a future County east-west connector between the extension of Broadway in the west and the existing Valley Center Road in the east; and the extension of Vista Avenue to La Honda.

IV. Guidelines for Preparation of the Specific Plan

In addition to meeting the specific plan requirements of Sections 65450, et seq., of the State Government Code, the Daley Ranch Specific Planning Area shall be developed under the following conditions.

A. Residential

1. The dwelling unit yield for the Daley Ranch Specific Plan shall be 1,400 - 1,700. Increased yield may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project. This potential increased yield shall not result in a total of more than 3,000 dwelling units.
2. A mix of residential densities and housing types, ranging from multi-family town-homes to single-family estate homes, may be provided.
3. Approximately two-thirds (at a minimum) of the dwelling units shall border on or be located in close proximity to substantial open space such as open spaces left in their natural condition and landscaped open spaces, including those used for recreation purposes.
4. Design of all residential units shall be subject to consistently applied architectural review to ensure compatibility with the surrounding environment.
5. Only rural development shall be permitted in areas within the community viewshed to avoid adverse impacts.

B. Commercial

1. Commercial uses and designations shall not adversely affect the surrounding land use designations, nor the present distribution of commercial designations throughout the City.
2. Commercial uses shall be conveniently located on the property such that they are easily accessible to project residents.
3. Unless designated on the Specific Plan as such, neighborhood commercial uses shall not be permitted.
4. Commercial structures shall be subject to appropriate architectural design review to ensure compatibility with neighboring residential structures.

C. Conservation

1. A system of open spaces, including recreation areas, buffers within the Specific Planning Area and public hiking trails, shall be provided.
2. Adequate measures shall be implemented to ensure against contamination of Lake Dixon and the Lake Dixon drainage areas and to protect the same from the impacts of runoff and wastewater.
3. Adequate measures shall be developed to minimize grading requirements and avoid development on steep slopes and ridgelines.

D. Public Services

1. Appropriate measures shall be provided by which the following public facilities and services shall be financed and constructed pursuant to a Subarea Facilities Plan (see Growth Management Element):
 - a. Vehicular access routes to and from the Specific Planning Area onto the adjacent road network;
 - b. Sewage facilities and infrastructure;
 - c. Water facilities and infrastructure for potable and irrigation uses;
 - d. Storm water and drainage facilities and infrastructure;
 - e. Public school(s);
 - f. Fire and police protection;
 - g. Parks and recreation areas; and
 - h. Any other public facilities and services reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide service to residents within the Specific Planning Area.

E. Development of Areas within Specific Planning Area, but Outside the Daley Ranch Property

1. No development, including annexation and rezoning, will be permitted for properties within the Specific Planning Area unless a Specific Plan is prepared and adopted by the City Council to cover this property. As an alternative, any existing Specific Plans may be amended, at the discretion of the City Council, to cover any property within the Specific Planning Area.
2. In either case cited above, adoption or amendment of a Specific Plan may be preceded by extensive technical studies, such as utilities and traffic, and environmental review. The Community Development Director shall determine the format and content of these studies.

3. The “maximum theoretical density” of any Specific Plan within the SPA shall be determined by applying the slope density formulas of the Rural I category for areas over 25 percent slope and Rural II for areas under 25 percent slope.

A slope analysis shall be submitted to the Planning Department, calculating the total area within each slope category, before a definitive determination can be given for the “maximum theoretical density”. The ultimate Specific Plan density may be less than the maximum theoretical density.

4. Nothing in this section shall preclude development of the unincorporated properties from development in the County, since the County General Plan designates a maximum density in this area of 1 dwelling unit per 4, 8, 20 acres, depending on slope if consistent with the Subarea Facilities Plan.
5. Sager Properties—If the properties presently known as Sager Ranch are ultimately annexed to the City, they shall be subject to the following conditions:

- (a) Responsibilities of Daley Ranch Specific Plan

- (1) The Daley Ranch Specific Plan shall make provisions for access up to the Sager property lines.
- (2) This access, which may be public or private, shall be restricted to the limits of the Sager property, and shall be used for vehicular traffic only, without conferring any beneficial use or enjoyment of non-public recreational amenities of Daley Ranch.

- (b) Responsibilities of Sager Property Owner

- (1) All technical reports referenced in #2 above shall be prepared to the City’s satisfaction.
- (2) No annexation can be processed until the Sager Property is covered by a Specific Plan.
- (3) The Technical Reports and Specific Plan shall make provisions for comprehensive circulation and utility systems, including appropriate reimbursements to the Daley Ranch development, based on the Sager Property’s “fair share” contributions shall be prepared to the satisfaction of the City Council through the Subarea Facilities Plan.
- (4) With respect to the “fair share” contributions related to the circulation system, these contributions shall apply to the costs incurred by the Daley Ranch development, in the acquisition of fees or easements for, and the construction of and improvements to, the Valley Center Access Road, Vista Avenue, La Honda Drive, and internal road networks leading thereto, whether situated within or without the Daley Ranch Specific Planning Area and regardless of the ultimate public or private ownership of such roads. Each such reimbursement shall be paid prior to recordation of a Final Subdivision Map covering that portion of the Sager Property to which such reimbursement pertains. Alternative financing or reimbursement measures may be adopted in the SFP.

- (5) With respect to the utility systems, each such reimbursement shall be paid in the same manner as iv., above, and the contribution calculation, therefore, shall take into account, without limitation, costs incurred by the Daley Ranch development, or its successor, with respect to the following: up-sizing sewer trunk lines, whether within or without the Daley Ranch Specific Planning Area; the construction of water storage reservoirs, if any, that would be used to supply water to the Sager Property; and the construction of water mains and other utilities, whether within or without the Daley Ranch Specific Planning Area. Alternative financing or reimbursement measures may be adopted in the SFP.
- (6) The Specific Plan for the Sager Property shall contain high quality product types, equivalent to and compatible with the Daley Ranch Specific Plan. Included within the Specific Plan will be guidelines to achieve this consistency, particularly related to: private streets with gates; design controls; homeowner's associations; environmental and open space constraints.
- (7) Increased yield for the Sager Ranch, above the provisions described in E.3., may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project. This potential increased yield shall not result in a total of more than 160 dwelling units.

SPECIFIC PLANNING AREA #3

I. Location

Specific Planning Area (SPA) #3, known as Cloverdale Ranch or Eagle Crest, is approximately 872 acres at the eastern edge of the City. The project area is located approximately one and one-half miles north of Route 78 (San Pasqual Valley Road), east of Cloverdale Road and northwest of the San Diego Wild Animal Park. Interstate 15, the major north-south thoroughfare in the region, is located approximately five miles west of Cloverdale and is connected to the site via Route 78.

II. Site Description

The site features many prominent natural resources. The varying topography with gently to steeply sloping terrain provides a backdrop to the community. Well-defined ridgelines, drainage courses, and oak and riparian groves additionally help establish the planning and design parameters contained in the future Specific Plan. The site is a largely undeveloped and unimproved area. The southerly portion of the property was previously developed with two single-family residences and agricultural facilities which have been removed.

III. Project

The Eagle Crest SPA is a series of communities featuring low density residential uses surrounded by open space areas. The Eagle Crest project shall include a golf course. The land use plan stresses preservation of skyline ridges, significant natural resources and visually prominent hillside areas incorporating these features with residential and recreational uses.

Residential areas are sited in gently sloping valley floors and within canyon areas. Skyline ridges and visually prominent hillside areas will be open space. Together with natural drainage courses and stands of oak groves, these open space areas will provide a framework for residential uses. Open space and circulation linkages provide separation between and connect each residential neighborhood, as well as providing access to surrounding areas. The project will include strict provisions for protection and preservation of important, biological habitat.

IV. Specific Plan Description

In addition to having the specific plan requirements set forth in Sections 65450, et seq., of the State Government Code, the 872-acre Eagle Crest shall be developed under the following conditions.

A. Residential

1. A maximum of 580 dwelling units shall be permitted with a maximum overall density of 0.67 dwelling units per acre.
2. The Eagle Crest Land Use Plan provides single-family residential density classifications. Densities are planned and located in consideration of the following factors:
 - (a) Compatibility with existing and planned land uses surrounding the project area;
 - (b) Planning objectives of the City of Escondido;

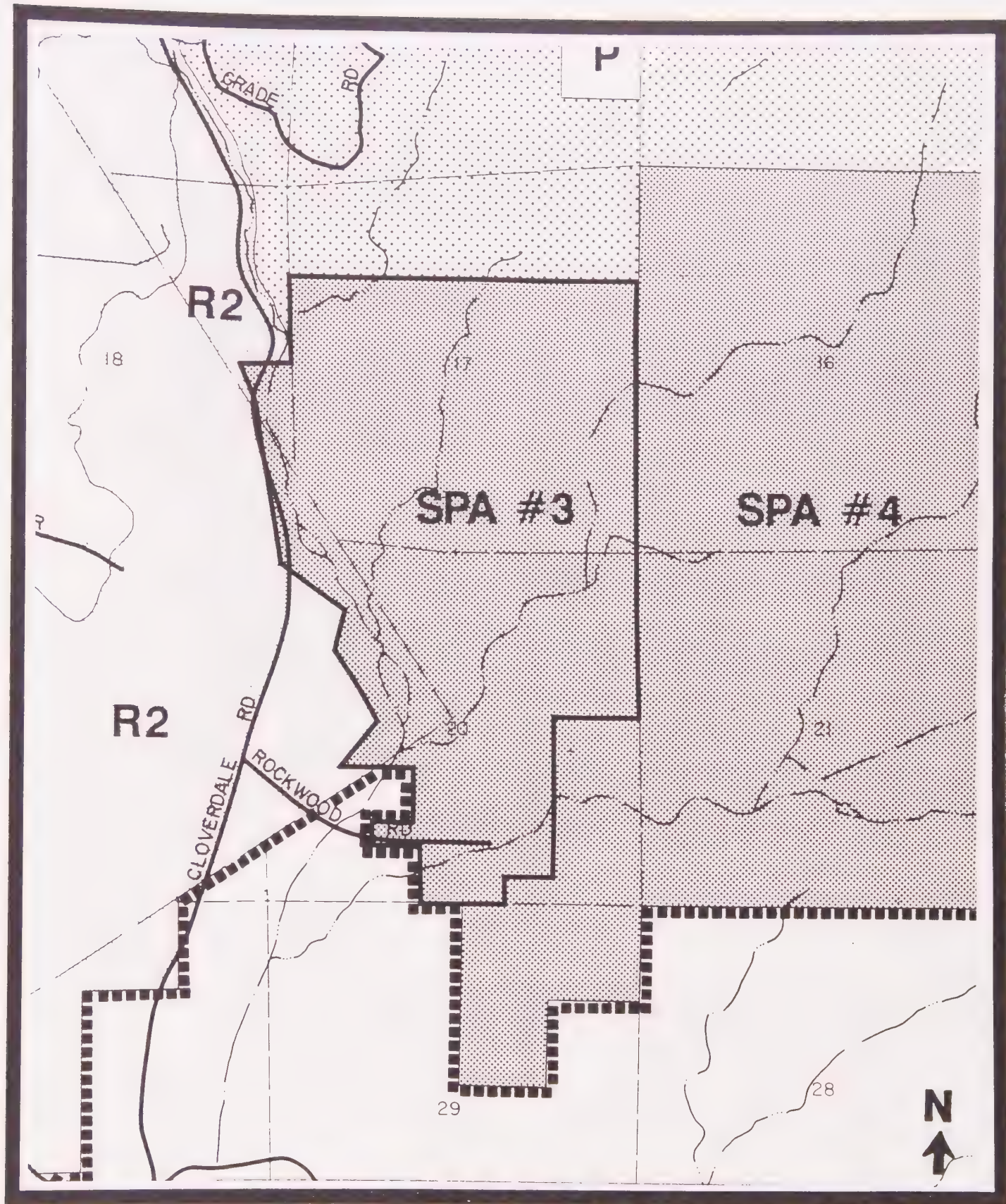
- (c) Prevailing and forecasted marketing trends; and
 - (d) Topographic and other important natural features.
3. All residential neighborhoods are designed to be integrated into a cohesive community structure.

B. Open Space

1. The open space system for Eagle Crest provides a concept and an implementing mechanism to achieve the following objectives:
- (a) Protection of important natural resources;
 - (b) Protection of major ridgelines and hillside areas in their natural state within open space areas;
 - (c) Provisions for open space transition areas and recreation corridors into adjacent properties and beyond; and
 - (d) Provisions for recreation uses for the community, including a golf course and tennis facility.
2. The open space plan is comprised of the following elements:
- (a) Conservation viewshed
 - (b) Conservation scenic
 - (c) Golf course
 - (d) Community facilities
 - (e) Major roadways

The Eagle Crest Specific Plan makes provisions for the permanent maintenance of all Open Space areas through a homeowners' association/private maintenance procedures as approved by the Community Development Director.

3. Grading requirements have been minimized and discourage development on steep slopes has been discouraged through the City's Grading Ordinance. Only those areas shown as exempted in the Specific Plan will not adhere to the City's Grading Ordinance.



SPA #3

C. Circulation Plan

The circulation system for Eagle Crest includes a private gated roadway designed to City standards, based upon a loop concept which takes access from two public roadways: Cloverdale Road on the west and Rockwood Road on the south. The system connects directly to all residential neighborhoods within the project through private streets. All streets will be consistent with the Circulation Element and City design standards; determination of precise alignment, names and other aspects will be made during the project plan/tentative tract map stage.

Regional access to Eagle Crest is provided by San Pasqual Valley Road, along with extensions of Cloverdale Road and Rockwood Road. The determination of specific extensions of, and improvements to, these and other roadway segments shall be specified in the Specific Plan and shall provide for adequate levels of service for these facilities.

D. Public Facilities and Services

The following measures are provided in the Specific Plan which the following Public Facilities and Services shall be financed and constructed as necessary.

1. Vehicular access routes to and from the Specific Plan onto the adjacent road network, including payment of fees as specified in the development agreement;
2. Sewage facilities and infrastructure including, but not limited to, an off-site sewage system and participation in the upgrade of the southside pumping station;
3. Water facilities and infrastructure for potable and irrigation uses as detailed in the Specific Plan;
4. Storm water and drainage facilities and infrastructure as detailed in the Specific Plan;
5. Public school(s) including payment of fees;
6. Fire and police protection measures as detailed in the Specific Plan;
7. Designation of a 32.5 acre site in the south portion of the site for public facilities use as detailed in the Specific Plan.
8. Any other measures specified in the Development Agreement and Specific Plan that are reasonably necessary to assist applicable public agencies in fulfilling their respective obligations to provide services to future residents.

E. Project Phasing

A phasing plan has been approved and is defined in the Eagle Crest Development Agreement.

- F. Development of Areas within the Specific Planning Area, but currently without Adopted Specific Plan
1. Adoption of a Specific Plan may be preceded by extensive technical studies, such as utilities and traffic and environmental review. The Community Development Director shall determine the format and content of these studies.
 2. If additional acreage is proposed for inclusion, an amendment to both the Specific Plan and to this General Plan will be required.

SPECIFIC PLANNING AREA #4

I. Location

Specific Planning Area (SPA) #4, Valley View, consists of approximately 1590 acres at the far eastern boundary of the Escondido Planning Area. The western boundary of the site is the Eagle Crest Specific Planning Area and the eastern boundary is coterminous with the City's Planning Area boundary. The site is approximately two miles north of Route 78, east of Cloverdale Road, and northeast of the San Diego Wild Animal Park.

II. Site Description

This SPA encompasses a varied topography with much of the area in relatively rugged terrain (greater than 25 percent). The site is currently undeveloped and unimproved. It is predominantly covered with coastal sage scrub. Because of the prevailing climatic conditions and the area's topography and vegetation, it is a designated fire hazard area.

III. Anticipated Project

The SPA would be developed as an upscale, large lot single-family residential community, organized around a comprehensively planned open space system. The development may include a golf course and luxury resort hotel with extensive amenities in exchange for residential units determined to have the same impact. The aesthetic and rural character of the area will be maintained in accordance with strict site planning, architectural, and landscaping standards. The luxury resort, if proposed, shall fully mitigate all fiscal, environmental, and public facility impacts to the satisfaction of the City.

IV. Guidelines for Preparation of the Specific Plan

It is the City's intent that this area be comprehensively planned in order to achieve the anticipated project. Development shall not be permitted in this area unless a Specific Plan is adopted by the City Council, pursuant to requirements of Sections 65450, et seq., of the State Government Code. Notwithstanding this intent, a property owner within the SPA may elect to develop his/her property prior to adoption of a Specific Plan through a development application to the County. The development permitted should be of a low density so as not to preclude the desired land use pattern described under Section III above. However, City facilities and services shall only be provided pursuant to an approved Subarea Facilities Plan.

In addition to the requirements of State law, the Specific Plan shall address the following issues:

A. Land Use

1. The maximum theoretical yield of any Specific Plan within the SPA shall be determined by applying the slope density formula of the Rural II designation.

Increased yield may be granted by the City Council through approval of a development agreement which will result in on-site and/or off-site community benefits above and beyond the impacts of the project(s). This potential increased yield shall not result in a total of more than 800 dwelling units for the entire SPA.

2. No development shall be permitted on slopes greater than 35 percent. Lands in this area shall be preserved as open space.
3. All residential development shall be detached, single-family units.
4. The minimum lot size shall be 1 acre, unless smaller lots are approved only in conjunction with a development agreement.
5. Recreation facilities to serve the needs of the residential community shall be provided in conveniently located sites.

B. Traffic Circulation

The Specific Plan shall comprehensively analyze the traffic demand placed on Circulation Plan roadways, recognizing the development potential of the Cloverdale SPA, and implement a circulation system that will provide safe access for residents within the SPA and maintain the City's level of service standard of "C" on roadways beyond the SPA. The improvement of Rockwood Road shall be closely coordinated with development.

C. Public Facilities

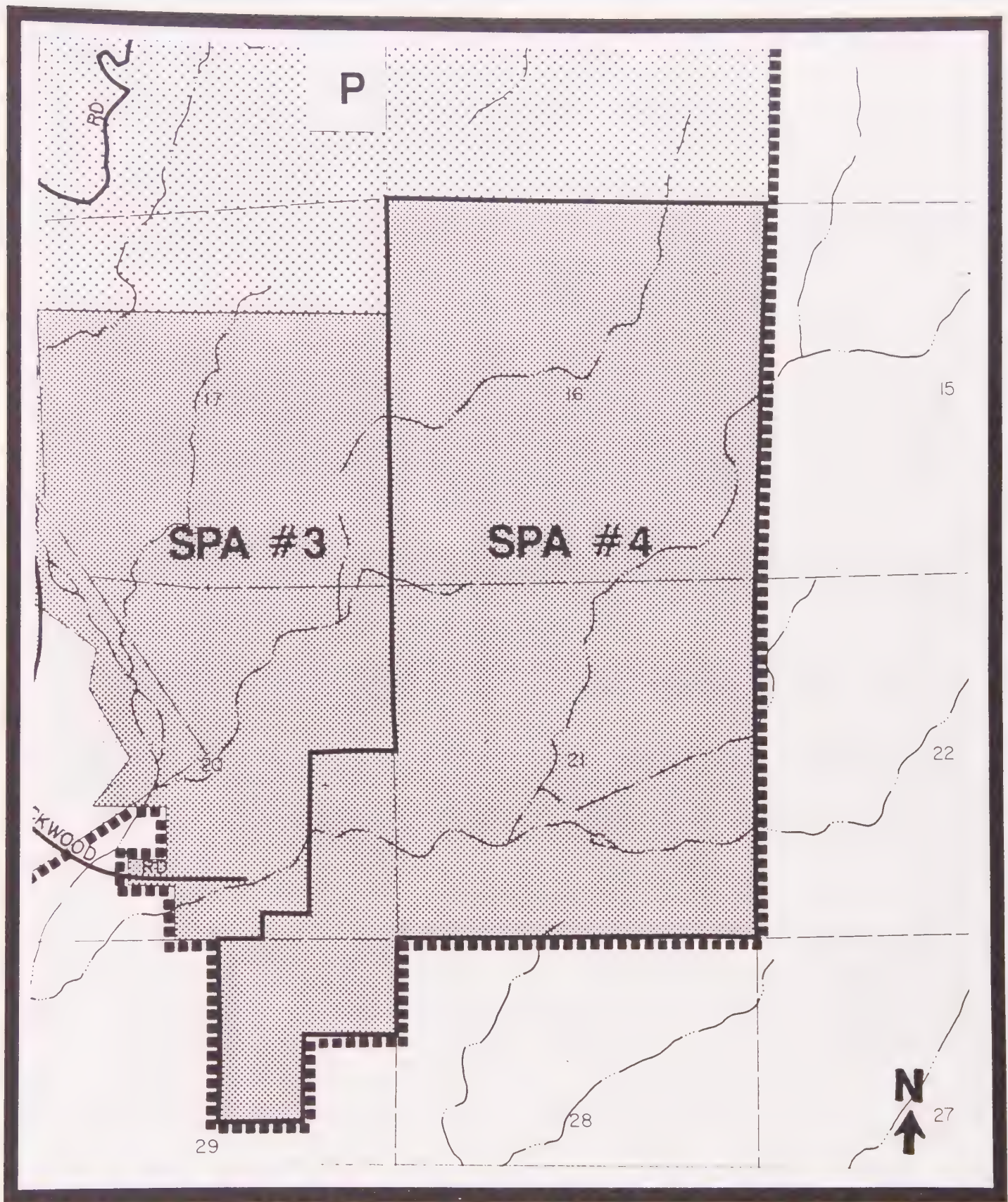
The Specific Plan shall include a comprehensive analysis of public service and utility requirements and establish appropriate financing mechanisms and phasing programs to meet such requirements pursuant to an adopted Subarea Facilities Plan.

D. Design Considerations

1. The Specific Plan shall contain a system of open spaces, including recreation areas, trails, and permanent open space areas and appropriate mechanisms to develop and maintain the open space system.
2. The Specific Plan shall contain development standards and guidelines to minimize grading requirements and to prohibit development on steep slopes and skyline ridges.
3. The Specific Plan shall include landscaping guidelines that maximize the use of native vegetation.
4. Development and open space areas shall be coordinated with the San Dieguito River Valley Regional Open Space Park.

E. Development of Areas within the Specific Planning Area, but Without an Adopted Specific Plan

1. The "maximum theoretical density" of any development within the Valley View Specific Planning Area but without an adopted specific plan shall be determined by applying the slope density formulas of the Rural I category for areas over 25 percent slope, and Rural II for areas under 25 percent slope. Said development shall satisfy all public facility impacts and may require a subareas facilities plan to determine specific mitigation measures.



SPA #4

SPECIFIC PLANNING AREA #5

I. Location

Specific Planning Area (SPA) #5, the Northeast Gateway, consists of approximately 440 acres located in the northeast part of Escondido along the east and west sides of Valley Parkway directly north of El Norte Parkway and south of Lake Wohlford Road.

II. Site Description

The SPA is divided into four Planning Areas.

The area covered by the Specific Plan is characterized by relatively flat land in the central portion of the site with slopes over 25 percent located in the western and eastern portions. These steep slopes also border Planning Areas 1 and 3 on the west. The slopes rise rapidly from flat areas which were primarily used for agricultural purposes at the time of the Specific Plan adoption. This change in topography is one of the key physical characteristics of the area.

Elevations with Planning Area 1 range from over 1050 feet MSL in the hilly eastern part of the property to about 725 feet MSL in the level valley bottom area. The west-facing slopes on the eastern end of the property are its most dominant physical features, and these slopes continue rising upward off-site to the east.

Planning Area 2 elevations range from about 1250 feet MSL in the eastern part of the property to 730 feet MSL along the valley bottom boundary. This area has a hilly terrain with west-facing slopes that continue from Area 1.

Planning Area 3 is a relatively flat area except for a major ridgeline on the westerly side of the area. Elevations range from 710 feet in the flat area to 932 at the top of the ridge.

Planning Area 4 is located on the south end of the Specific Plan. The area is flat except for the hillside at elevation 925 MSL.

III. Anticipated Project

The focal point of this Specific Planning Area is intended to be the 18-hole executive municipal golf course. If a municipal golf course is determined by the City to be inappropriate for the project area, the City may permit another type of major community facility, such as a major park, as the focal point for the new project. The Specific Plan will also provide for the preservation of steep slopes and recreational amenities. Additionally, special emphasis will be placed on criteria which assure high-quality architectural design for the residences and sensitivity to views along Valley Parkway and other public streets.

The Specific Planning Area is divided into four geographical planning areas:

A. Planning Area 1:

includes approximately 245 acres and is located along both sides of Valley Parkway. This Planning Area will allow an 18-hole executive municipal golf course with a driving range and club house or other community facility such as a park and/or community center. In addition, detached single-family residences will be constructed in the area.

The density of the area will be established through density transfer negotiations as part of the Specific Plan approval.

B. Planning Area 2:

consists of about 89 acres and is located east of Valley Parkway and north of Planning Area 1. This Planning Area constitutes the other half of the gateway to the city; therefore, it is imperative that the design of the residences and parkway design be compatible with Planning Area 1. A portion of this area contains slopes over 25 percent that will be preserved in open space. The development in this area will be at a lower density than Planning Area 1.

C. Planning Area 3:

contains 28 acres and is located directly south of Planning Area 1, west of Valley Parkway and north of East Washington Avenue. As an integral part of the Specific Planning Area, Planning Area 3 will include high-quality architectural and landscape design which complements Planning Area 1 to the north and the existing single-family residences located south of East Washington Avenue (El Norte Parkway).

D. Planning Area 4:

consists of approximately 67 acres and is bounded by Valley Parkway to the west and Planning Area 1 to the north. Planning Area 4 will serve as a transition area between the golf course to the north and the slopes of Beacon Hills to the south. The development in this area will be at a lower density than Planning Area 1.

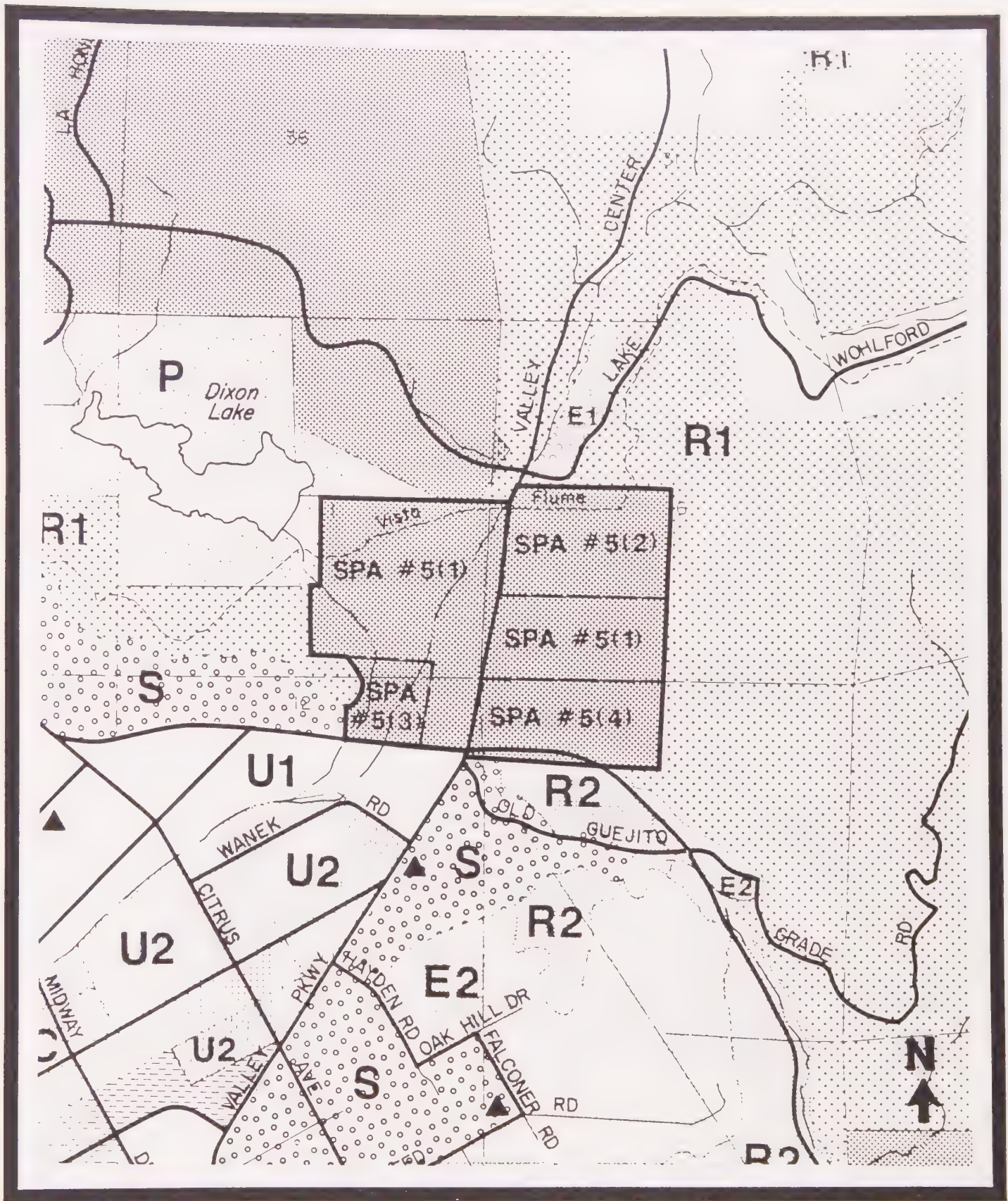
IV. Guidelines for Preparation of the Specific Plan

Nonresidential uses within the SPA may develop under a conditional use permit without the benefit of a specific plan or Subarea Facilities Plan since the merits of such proposals usually hinge upon land use compatibility rather than facilities needs.

No residential development will be permitted in this Specific Planning Area until a Specific Plan is adopted by the City Council pursuant to requirements of Section 65460, et seq., of the State Government Code. In addition to the requirements of State law, this Specific Plan shall provide:

A. Density

1. Environmental constraints, site design, requirements for road dedications, internal and external land use compatibility issues and slopes are factors which will determine actual densities.
2. Densities in the Specific Planning Area will relate directly to slope. Areas with slopes of 10 percent or less shall not exceed 2 dwelling units per acre. Areas with slopes between 11 and 25 percent shall not exceed 1 dwelling unit per 2 acres. Areas with slopes over 25 percent shall not exceed 1 dwelling unit per 4 acres. With the 140 acres of open space and a golf course or community facility, the maximum number of dwelling units in Planning Area 1 shall not exceed 280. Without the golf course or community facility, the density in Planning Area 1 shall be determined by the slope formula above.



SPA #5

3. Considerations for similar density transfers may be included in Specific Plans involving Planning Areas 3 and 4 if community facilities are included.
4. The minimum lot size in Planning Area 4 shall be one acre.

B. Design

1. Detailed design guidelines shall be included within the Specific Plan which shall address, at a minimum, general design concepts, roof treatments, color, walls and architectural details.
2. Due to the orientation and high visibility of the Specific Planning Area side and rear elevations of all units shall receive the upgraded refinements and architectural detailing provided to primary elevations.
3. All development shall be subject to consistent architectural guidelines to assure compatibility with the surrounding community and environment, including views from all streets.
4. Lot widths and building separations shall be generally larger along the perimeter of the Planning Areas with smaller lots allowed adjacent to the golf course or a community facility and internal open space corridors.
5. The bulk and mass of structures shall be detailed in the Specific Plan, especially for perimeter lots where the greatest visual impacts exist. A proper mix of single-story and two-story residences of appropriate design shall be required to avoid a congested appearance.

C. Open Space

Different types of open space shall be provided in the Specific Plan. The focal point of the Specific Plan is intended to be the 18-hole municipal executive golf course or other community facility. Additional open space shall be provided by the preservation of all slopes over 25 percent, greenbelts and the expanded parkways along Valley Parkway resulting in not less than 20 feet in landscape width for each parkway.

1. Golf Course/Community Facility:

140 acres of Planning Area 1 will be maintained as open space. This includes an eighty-acre golf course with club house, putting green and driving range or community facility such as a park. An additional 60 acres of the Planning Area consists of slopes generally over 25 percent in grade. The slopes will be maintained as natural open space.

2. Natural Open Space:

All hillside slopes over 25 percent are preserved in natural open space by this Specific Plan. Approximately 30 acres of the steep slopes are located in Planning Area 1. The preservation of these slopes is required due to their high visibility from East Valley Parkway.

Planning Area 2 has over 38 acres of 25 percent or greater slopes. These slopes are all located on the east hillside which also contains a large stand of oak trees in the preservation area. Planning Area 3 has 10 acres of steep slopes required for preservation under the Specific Plan. These areas comprise the significant ridge line at the very southwest corner of the Planning Area.

Planning Area 4 has 10 acres of 25 percent or greater slopes located on the south side of Cloverdale Road. This area also contains a stand of oak trees that shall be preserved by the Specific Plan. A fire management program for the natural areas will be included within the Specific Plan.

3. Gateway Entry:

The west side of East Valley Parkway at the north end of Planning Area 1 shall be landscaped and maintained as a Gateway Entry identifying the entry to the City.

4. Community Entry Lots:

Eight community entry lots shall be maintained as open space areas and shall be landscaped to provide entry identity for the Planning Areas. Four of these entry areas are located at the southerly entrance to the Specific Plan Area and four more are located at the neighborhood entries along East Valley Parkway. All of these sites shall be landscaped by the developers in accordance with the criteria of this Specific Plan.

5. Parkway Treatments:

In addition to the normal 10-foot parkway strip along East Valley Parkway and the north side of East Washington Avenue, an additional 10 feet shall be dedicated which will allow for enhanced landscape treatment and meandering sidewalks. Landscaping shall be provided by the developer in accordance with the criteria of the Specific Plan and will be maintained by a long-term maintenance mechanism as required by the City of Escondido.

6. Additional Open Space:

- (a) Landscaped greenbelts shall be included in Specific Plans which connect developments with the golf course or community facility.
- (b) Hiking trails in steep slope areas consistent with the Open Space concept shall be addressed. Alignment for hiking trails within this SPA shall conform to the City's Master Plan of Trails.

D. Public Facilities

- 1. The Specific Plan shall include a section which describes public services and utilities that are available and that are needed for development. The section shall include, but not be limited to a discussion of sewer, water, police, fire, drainage, schools, solid wastes, health services and gas and electric service. Existing service capacity and anticipated demand shall also be included.

2. Public facilities such as community or neighborhood parks, community centers or branch library may be considered in Planning Areas 2, 3 and 4.

E. Landscaping

A detailed landscape plan shall be included within the Specific Plan. The landscape plan shall address, at a minimum, a fire management program and standards for walls/fences, entries, streetscapes, signs, and lighting. Landscaping shall also be used to provide windbreaks, solar access, and shading. The plan shall address plantings on manufactured slopes and in areas of potential erosion.

SPECIFIC PLANNING AREA #6

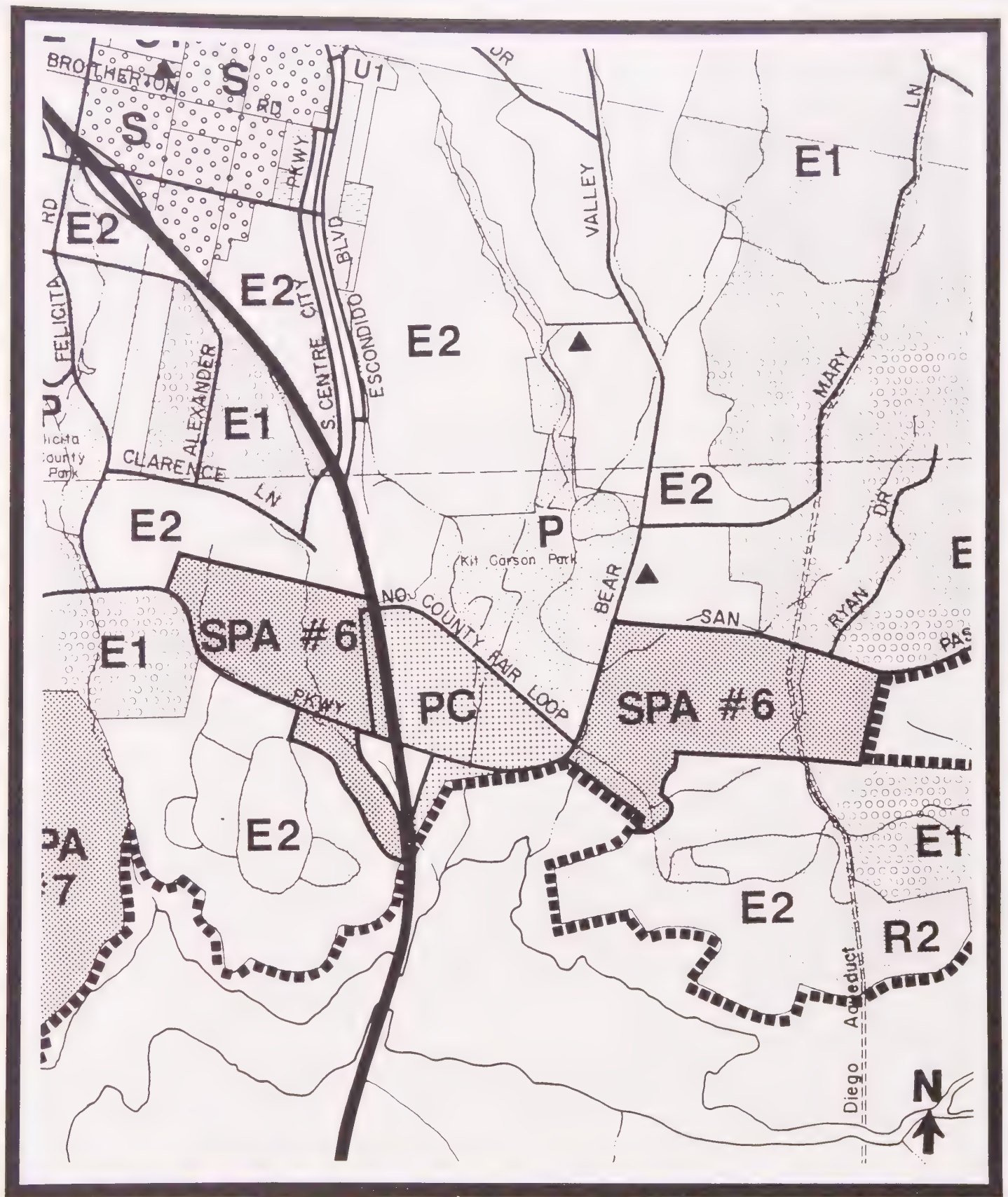
I. Location

The Lomas Del Lago Specific Planning Area (SPA) consists of approximately 300 acres in two discrete properties located at the southern end of the City, to the west and east of North County Fair Shopping Center and approximately one-half mile north of Lake Hodges. Interstate 15, the major north-south thoroughfare in the region, is located between the two properties and abuts the western parcel on its eastern boundary.

II. Site Description

The SPA is described as follows:

- A. The project site is within the Lake Hodges, San Pasqual Valley, and San Dieguito watershed, an important San Diego water supply. Much of the land around Lake Hodges was acquired by the City of San Diego so that the City would be able to control land uses and protect the water supply. Most of the land owned by the City of San Diego in this drainage is leased for agricultural uses and other similar activities. The San Diego Wild Animal Park, operated by the San Diego Zoological Society, is also in San Pasqual Valley on land leased from the City of San Diego.
- B. Large areas to the north and south of Lake Hodges have been developed with urban and suburban uses. Residential subdivisions have been developed on large knolls west of the project site. North County Fair, a large enclosed regional shopping center, is located northwest of the project site. Residential development borders the site on the south; the Lomas del Lago development borders the site on the west; and City of San Diego property leased for a vineyard and winery borders the site to the north; and agricultural uses border the site to the east.
- C. Most of the site consists of low, nearly level terrain. It is part of a broad, tributary canyon that formerly marked the upper reaches of the ancient Lake Hodges. The lower areas of the site give way to gentle hills that characterize the southern and northern borders of the site. Natural slope gradients at the site approach 2.5:1 (horizontal to vertical) at their steepest.
- D. The site is a valley connecting at its eastern end with the larger San Pasqual Valley. Coastal sage scrub and a few rock outcroppings are present on the north and south side of the property, where gentle slopes rise from the valley floor. The central portion of the site is vegetated with non-native annual grasses, except along a drainage, where a few individuals of baccharis, willow, and other riparian species occur. The drainage runs east-west along the southern portion of the valley floor, and collects runoff from tributary canyons which extend into the residential area to the south and into the Lomas del Lago property to the west.
- E. The site is currently leased by San Pasqual Winery. The site is underlain by hard, granitic bedrock. Soils consist largely of the Fallbrook and Ramona sandy loams. Although these soils are generally rated by the SCS as having moderate to severe limitations for agriculture, the sandy character of these soils is appropriate for growing grapes. The valley was formerly used for viticulture.



SPA #6

III. Anticipated Project

The Lomas Del Lago project development will provide single-family detached housing, a municipal golf course, and a small neighborhood commercial center. Planning Area west include 256 single-family homes, and an 18-hole municipal golf course of about 120 acres; the golf course may be expanded to include the 9-acre "Townsend parcel" upon annexation, and a 40-acre parcel to be leased from the City of San Diego. Planning Area east will be developed exclusively with 178 single-family homes on a variety of lot sizes. A small neighborhood commercial center is also planned. A portion of Specific Plan 1 may be used for a Caltrans park-and-ride facility at the discretion of Caltrans.

IV. Public Facilities

A. Circulation

Private gated streets shall be provided for all on-site streets for the west side of the project (Tract 735) and for streets serving the 99 golf course lots on the east side of the project (Tract 736). Because the Specific Plan is divided into two physically separate areas, circulation is individually described below for each of the areas.

1. Circulation system—

Planning Area East. Planning Area East takes access from Bear Valley Parkway, a Major Road on the Escondido Circulation Element, San Pasqual Road, a Major Road, and Beethoven Drive, a local residential street which also provides access to the adjacent Sonata project. Sierra Linda Drive which provides access from Sonata to San Pasqual Road, will be relocated through Planning Area East and will provide northerly access to San Pasqual Road for the golf course and residents. Sierra Linda Drive will be improved within a 60 foot rights-of-way. All other internal streets will have 56 foot dedicated right-of-way.

2. Circulation System—

Planning Area West. Planning Area West is located adjacent to the westerly right-of-way of I-15. Via Rancho Parkway provides primary access to the project area and is designated a Major Road in the project area. A portion of the street will be realigned within the project area to meet City Engineering Standards. A 14 foot landscaped median will be included within the 112 foot right-of-way. West Frontage Road separates Planning Areas 2 and 3 and will provide direct access to the Neighborhood Commercial Center. The right-of-way width varies from 102 feet at Via Rancho Parkway to 84 feet in the north.

Avenida Hacienda and other streets within the project area and southwest of Via Rancho Parkway are local residential streets with 60 foot rights-of-way. The primary entry street from Via Rancho Parkway includes an 8 foot landscaped median within the 70 foot right-of-way. All other streets within Planning Area 2 will have rights-of-way of 56 feet.

B. Public Facilities

The public facilities described below are necessary to accommodate the projected development of Lomas Del Lago. The engineering details and actual phasing of these facilities will be submitted prior to implementation of the Specific Plan.

1. Water.

The Lomas Del Lago project is located within the water service areas of the Escondido Water District and Rincon Del Diablo Municipal Water District. The Rincon water district serves 9 acres in the north central area of Planning Area West along Sierra Linda Drive. The remainder of the project area will be served by the City of Escondido.

The western portion of Planning Area West will receive water from the City of Escondido via the 16-inch water line in Bear Valley Parkway and Beethoven Drive and the eight-inch line in San Pasqual Road. The water supply for irrigating the golf course will be supplemented with well water generated on-site and from Kit Carson Park. Other areas will receive water via the 16-inch water line in Via Rancho Parkway.

2. Sewage.

The project area is not presently served by a wastewater management agency. However, the entire project area that would require sewer service is within the city limits of Escondido, and the City of Escondido provides wastewater service to areas within its corporate boundaries. All of the City's wastewater is treated at the Hale Avenue Wastewater Treatment Plant, located at the west end of the city along Escondido Creek. The pumping station which will serve the area of the project is the Southside Pumping Station. Project implementation will require the extension of the existing sewer mains in Bear Valley Parkway and Via Rancho Parkway.

3. Police Service.

Police protection for most of the project area is provided by the City of Escondido Police Department. Tax revenues generated by the project area will be used to offset the cost of additional police services necessary to serve the project.

4. Fire Protection.

The City of Escondido will provide fire protection to most of the project. Escondido Fire Department Station 4, located at 3301 Bear Valley Parkway, is the station located nearest the project. Back-up service would be provided by Station 5, located at 2705 Felicita Road.

5. Gas and Electric Services.

Within the project vicinity, gas and electric service are provided through San Diego Gas & Electric facilities. In Planning Area West, connection to existing electrical transmission facilities will occur at Bear Valley Parkway or Sierra Linda Drive. For Planning Area East, electricity would be supplied by the extension of underground lines in Via Rancho Parkway, located at the property boundary. Gas service will be provided to Planning Area West by connecting into the existing gas line in Bear Valley Parkway, while Planning Area East will connect into existing facilities in Via Rancho Parkway.

6. Schools.

The project area is served by two local school districts: Escondido Union Elementary School District and Escondido Union High School District. Two elementary schools will serve the project area. Del Dios Middle School will provide service to the project area for grades six through eight. San Pasqual High School services the project area for the Escondido Union High School District. School fees will be collected by the respective school districts as construction progresses.

7. Health Services.

The Escondido area is currently served by Palomar Hospital which is located within four miles of Lomas Del Lago. The hospital does not anticipate any problems with capacity to serve the project since there is excess capacity and because development plans reflect future population growth.

8. Solid Waste Services.

In the City of Escondido, solid waste is disposed of at the San Marcos landfill on Questhaven Road. The San Marcos landfill is operated by the County of San Diego's Department of Public Works. It is totally supported by user fees and does not depend on public fees or developer fees. At present, there is adequate capacity at the San Marcos landfill for disposal.

9. Public Transportation.

The North County Transit District serves the project vicinity. Currently, the local Route 384 bus departs every 20 minutes from North County Fair and runs north into downtown Escondido. Also, local Route 382 departs from North County Fair every 30 minutes and runs north into the southern half of Escondido. The district receives its funding from rider fares and local and federal money.

C. Drainage

Drainage for Planning Area West will generally be undergrounded onto the golf course. Drainage for Planning Area East will be carried underground to the drainage system located in Via Rancho Parkway.

Grading and improvement plans prepared for each Final Map in the Specific Plan area shall include drainage facilities designed in accordance with the requirements of the City Engineer. The City Design Standards for drainage facilities shall be followed and required supporting calculations shall be provided.

D. Open Space

The Lomas Del Lago Specific Plan consists of approximately 296 acres of which about 166 acres or 56 percent are preserved as permanent open space. The open space system serves two primary functions. First, it acts as an aesthetic amenity to the community. Second, it provides active and passive recreation areas including one acre of active recreational uses including a pool.

Open Space areas have been divided into three categories within the Lomas Del Lago Specific Plan.

1. Landscaped Slopes.

Due to the nature of the Lomas Del Lago terrain, the development of residential areas requires the creation of numerous manufactured slopes. The Lomas Del Lago Specific Plan calls for these areas to be heavily landscaped with shrubs and trees and will provide both vertical and horizontal separation between building pads. Planning Area 1A will account for 13.1 acres of landscaped slopes while Planning Areas 2A and 2B will provide 21.9 acres for a total of 35.0 acres.

2. Greenbelt—Passive Recreation.

The San Diego Aqueduct passes through Planning Area 1 resulting in a 100 foot public utility easement. The easement provides a connecting link between the municipal golf course to the north and residential development beyond the Specific Plan area to the south. The Specific Plan allows for the development of passive recreational uses with the easement. The area of this greenbelt is 1.4 acres.

3. Golf Course.

The municipal 18-hole golf course in Planning Area 1B will provide local residents with a recreational facility while also preserving the 130 acre area as permanent open space.

SPECIFIC PLANNING AREA #7

I. Location

Specific Planning Area (SPA) #7, consists of approximately 317 acres located in the southwest part of Escondido, south of Via Rancho Parkway, west of I-15, and north of Lake Hodges.

II. Site Description

The SPA is divided into two planning areas. The area covered by the Specific Planning Area is characterized by Bernardo Mountain, a prominent landmark in the southwest portion of the City, highly visible from the I-15 corridor and the entire southern part of the community. Substantial amounts of this property contain slopes that exceed 50 percent.

Planning Area 1 consists of the eastern half of Bernardo Mountain (232 acres) which orients toward the I-15 freeway and is highly visible with steep slopes adjacent to Lake Hodges. The northern portion orients toward the north and west and extends to Via Rancho Parkway. This northern portion has been approved for 82 single-family, detached units as described below.

Planning Area 2 consists of the western portion of the Mountain (85+ acres), under separate ownership, which orients toward the south and is highly visible from the Lake Hodges area with steep slopes and ridges. This portion is currently in the unincorporated county area. At the time of this General Plan adoption, no plans for development had been received by the City.

III. Anticipated Project

The focal point of this Specific Planning Area will be Bernardo Mountain. The Specific Plan will provide for the preservation of this unique geographical feature.

The City Council has approved 82 single-family detached units concentrated on 48 acres located in the northwest portion of Planning Area 1, including a recreation facility to serve the residents. The approvals which have been received for this development include a Tentative Map for 82 single-family dwelling units on 232 acres, a Precise Development Plan and the Bernardo Mountain Development Agreement.

The remaining 184 acres of Planning Area 1 was labeled as “not proposed for development” when the Tentative Map, the Precise Development Plan, and the Development Agreement approvals for the 48 acres were received from the City Council. Consequently, the present level of approvals do not allow for the development of any further units in Planning Area 1. However, Condition No. 9 added to 88-144-PD (Resolution No. 87-200) could potentially change the development status of this property. The Development Agreement does not provide any guarantee for the future development of the remaining 184 acres in Planning Area 1 of the Specific Planning Area.

The open space within this SPA will be considered for acquisition to meet the goals and objectives of the San Dieguito River Valley Regional Open Space Park.

IV. Guidelines for Preparation of the Specific Plan

No development(s) will be permitted in Planning Areas 1 or 2 until a Specific Plan(s) is adopted by the City Council pursuant to requirements of Section 65450, et seq., of the State Government Code. In addition to the requirements of State law, this Specific Plan shall provide:

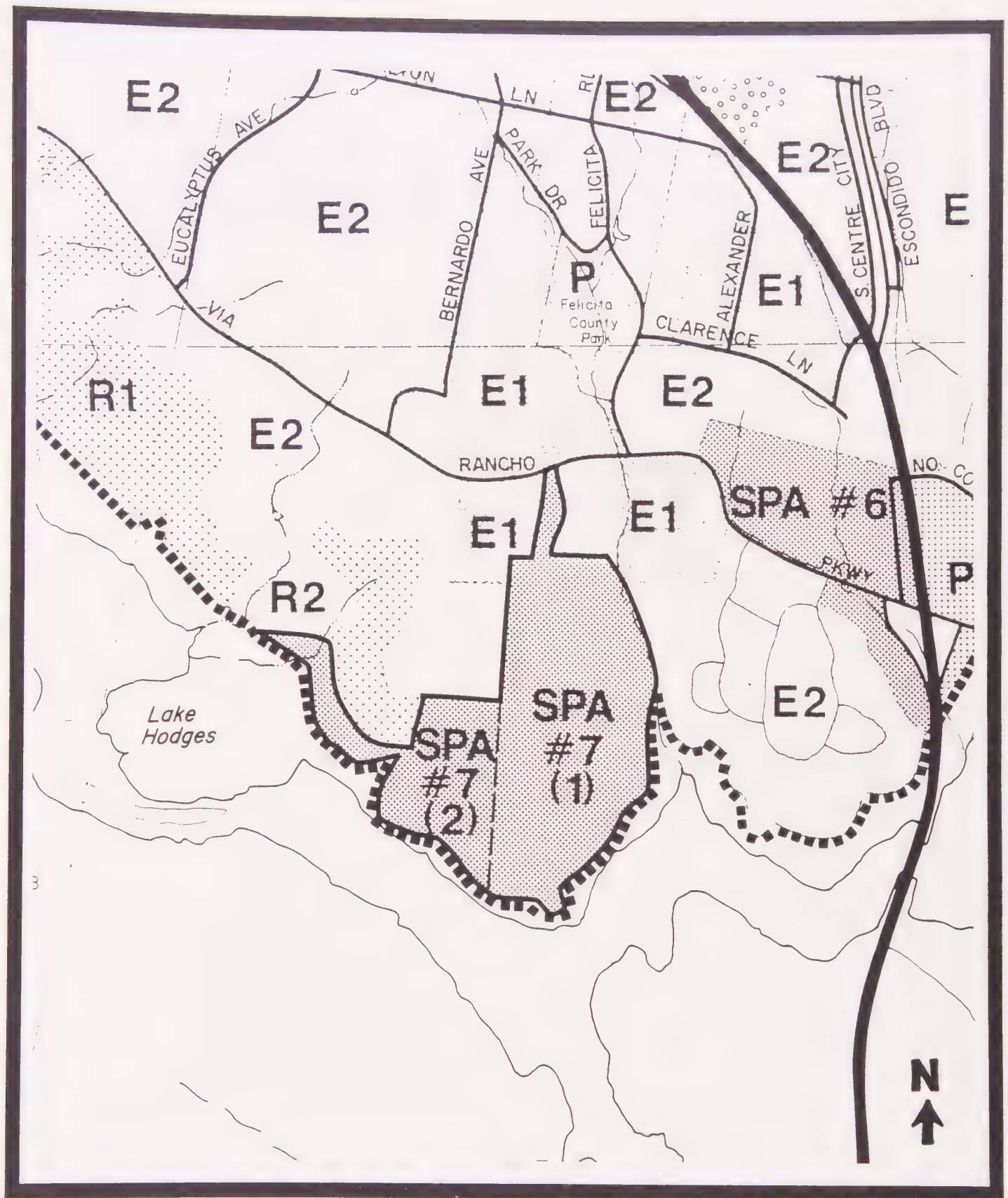
A. Density—

Approvals for 82 units have already been granted for Planning Area 1. In order to develop any other portion of this site, beyond the already approved 82 units, the applicant must first submit several technical studies.

B. Future Studies for Development—

The following criteria shall be followed if and when any subsequent discretionary actions are proposed within Planning Areas 1 or 2.

1. Subsequent Environmental Review in accordance with Section 15162 of the California Environmental Quality Act shall be performed on the entire 232 acres. Future impacts and studies which must be addressed in the EIR include, but are not limited to:
 - (a) a traffic report addressing both internal and external project circulation, including access onto Via Rancho Parkway and permanent, secondary access to the property.
 - (b) a utility study, showing how sewer and water service can be supplied to each building site.
 - (c) a soils/geology report and grading plan.
 - (d) biological habitat analysis.
 - (e) a conceptual drainage plan.
 - (f) design guidelines for any structures.
 - (g) water quality impacts of runoff into Lakes Hodges.
 - (h) other studies or information may also be required as determined by the Community Development Director and/or the Public Works Director of the City of Escondido. The "Initial Study" and the "Notice of Preparation" processes specified in CEQA may be used to focus all subsequent analysis on the most significant issues.
 - (i) a comprehensive development plan for Planning Area 1 shall be submitted subject to review by the Planning Commission and final review by the City Council which incorporates the design of the previously approved 82-unit project with the design of any future development proposed.



SPA #7

C. DESIGN—

All residential developments within the Specific Planning Area will be developed as single-family detached dwellings and will be clustered out of the viewshed of the San Dieguito River Valley Regional open space park to the maximum extent feasible. All slopes over 35 percent shall be preserved in open space.

SPECIFIC PLANNING AREA #8

I. Location

Specific Planning Area (SPA) #8, known as the Harmony Grove Specific Planning Area, or Quail Hills, comprises approximately 230 acres near Kauna Loa Drive and Country Club Drive, in the western portion of the City's General Plan Area. This SPA is located a short distance south of Ross Drive and along the future Citracado Parkway.

II. Site Description

The SPA contains varying topography, ranging from ravine and associated riparian vegetation, to relatively flat terrain well-serviced by existing streets, to moderately steep terrain (in excess of 30 percent). The dominant features in the central portion of the area are two ridgelines.

III. Anticipated Project

The project objective envisions a high quality industrial park, encouraging clean industrial uses to expand Escondido's industrial and employment base. At the same time, the physical setting of this area requires a comprehensive evaluation of the needs for public facilities to serve this area. The aesthetic attributes of this site are to be maintained and enhanced through the development process in this area.

IV. Guidelines for Preparation of the Specific Plan

A. Visual Screening/Off-Site

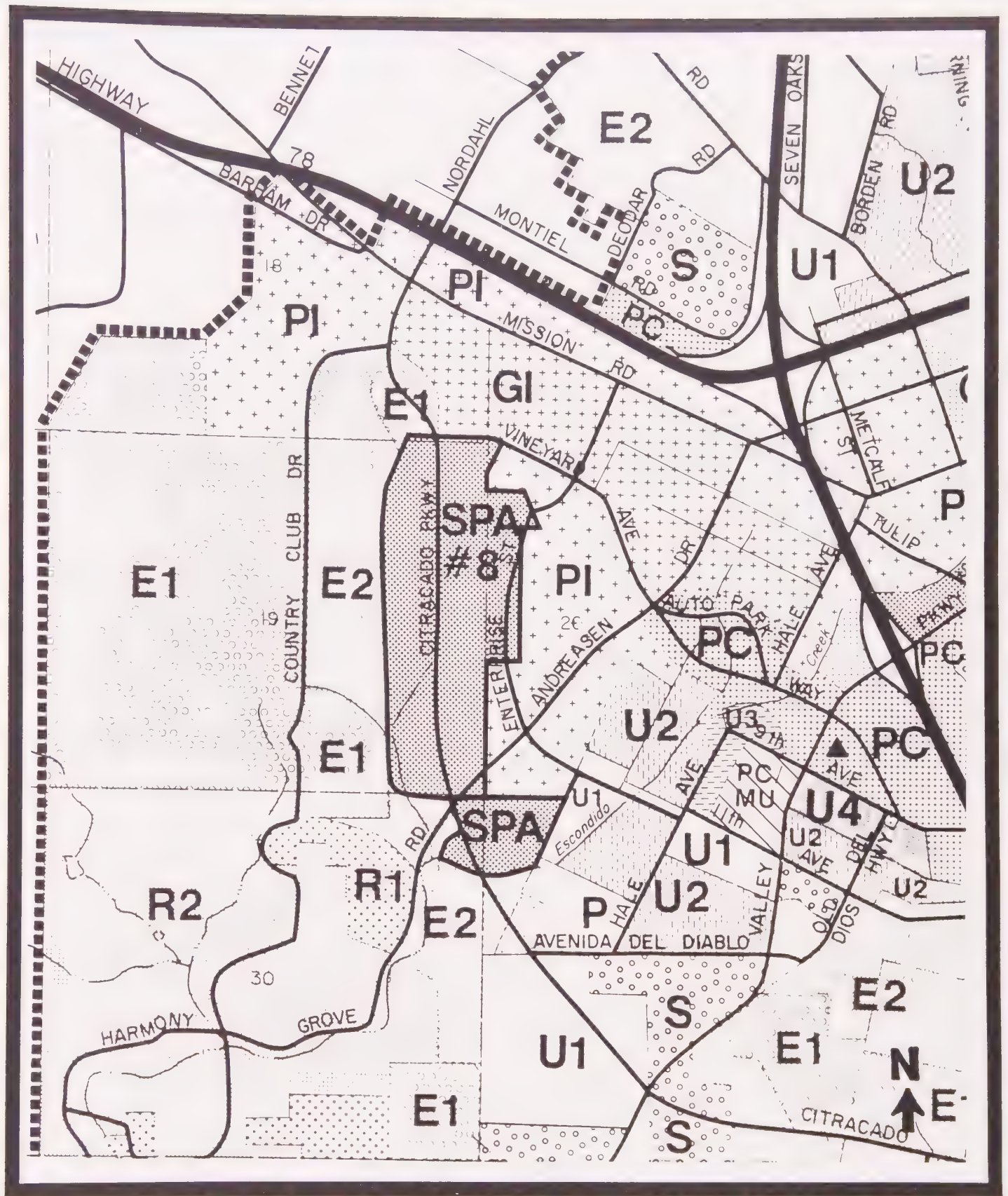
The Specific Plan shall include a program to ensure that industrial uses are adequately screened by the western and southern ridgelines in the Specific Planning Area. Specific criteria and standards will be developed to ensure land use compatibility with surrounding land uses, particularly the semi-rural residential uses near Kauna Loa Drive and in the Eden Valley.

B. Grading

Industrial land uses shall be located in the flatter areas of the Specific Planning Area; grading for industrial uses shall be minimized. The Specific Plan text shall include criteria and standards for proposed grading to avoid adverse visual impacts. Particular attention shall be given to the steeper topography on the following parcels: 232-512-03, 13, 15, 16, and 235-040-15.

C. Riparian Area

The drainage area running north and south through the center of this Specific Planning Area represents a desirable visual amenity. The Specific Plan shall include provisions for the enhancement of this riparian area and for the incorporation of this resource into the ultimate development plans.



SPA #8

D. Proposed Uses and Development Standards

A high quality industrial park setting is anticipated in this area. The Specific Plan shall include a program for encouraging attractive structures and landscape features, as well as establishing permitted industrial uses. General guidance for these development standards may be similar to and derived from the I-P (Industrial Park) zone.

E. Phasing Programs for Public Utilities

Extensive public improvements are required for the development of this Specific Planning Area. The Specific Plan shall include a comprehensive analysis and phasing program for the following public facilities:

1. Streets, particularly those designated on the Circulation Element;
2. Sewer and water facilities, as projected by the City's Master Plan or any amendment thereof; and
3. Drainage facilities, including Escondido Creek.
4. Trail system and/or park site.

F. Development Project Procedures

The benefit of a Specific Plan is that major development issues can be addressed and resolved on a comprehensive basis, rather than incrementally. The Specific Plan, map and text, shall be prepared incorporating the above concerns, prior to submission of development plans for any portion of the Specific Planning Area. Following from EIR #83-07, site specific environmental studies will need to be performed as part of the Specific Plan preparation process.

SPECIFIC PLANNING AREA #9

I. Location

Specific Planning Area (SPA) #9 encompasses the Central Business District of Escondido. The heart of the area is bounded by Centre City Parkway on the west; Washington on the north; Hickory, Valley, and Ivy on the east; and 5th Avenue on the south. A “panhandle” extends west to Interstate 15 between Escondido Creek and Valley Parkway.

II. Site Description

The project area encompasses the downtown retail and financial businesses, as well as some industrial operations west of Centre City Parkway. The Civic/Cultural Center occupies a prominent site north of Valley Parkway. High density residential is found along the south and east. The western panhandle functions as the primary regional entrance to the downtown from Interstate 15 and contains Escondido’s transit center.

III. Anticipated Project

The Downtown Revitalization Plan, approved in concept by the City Council on June 11, 1986, sets forth the official policies for the development of this area. The Specific Plan shall provide further guidance for achieving the directions envisioned by the Revitalization Plan, the broad goals of which are to:

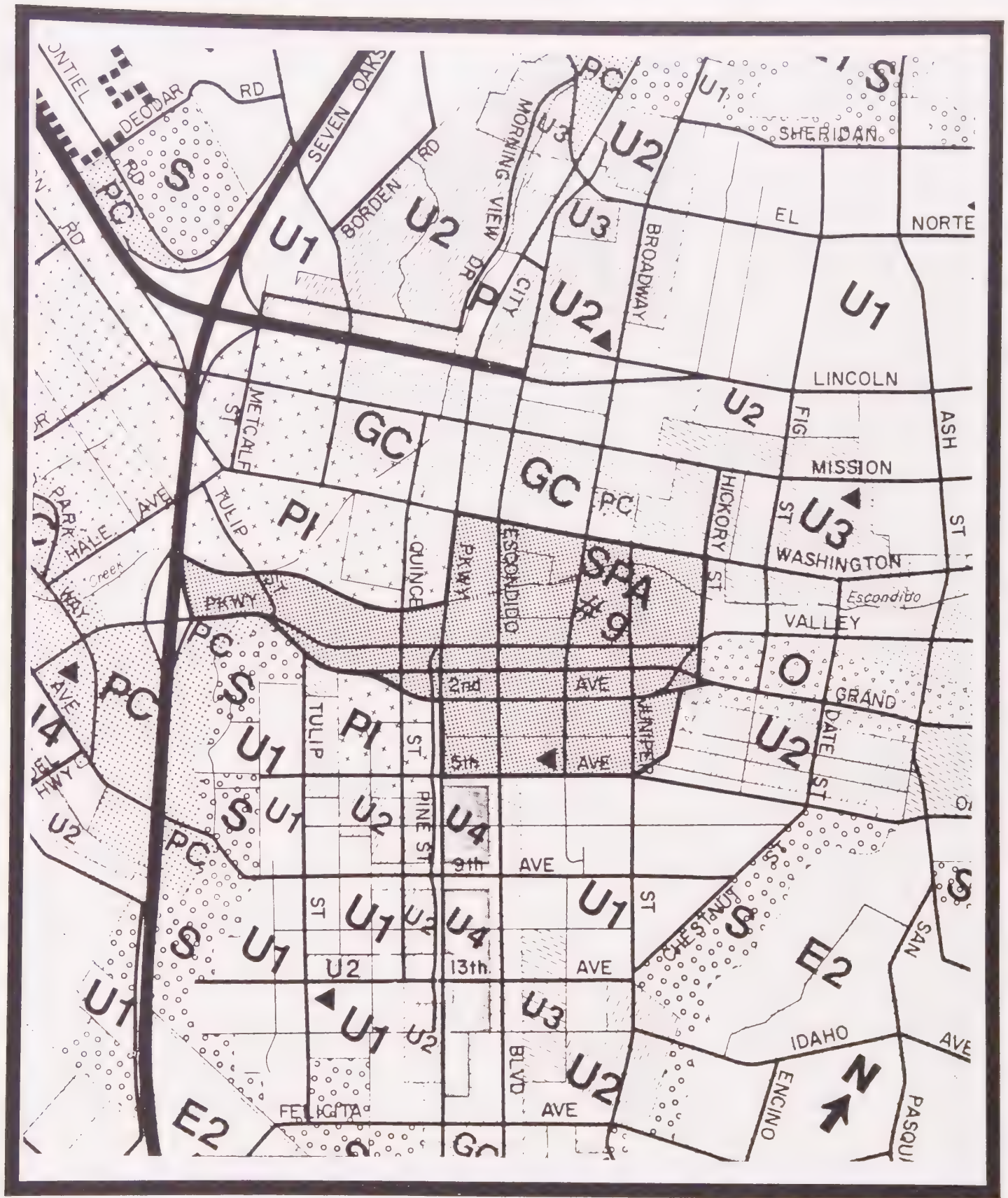
- A. develop a downtown providing a range of retail, office, financial, cultural, and residential opportunities;
- B. create an efficiently organized and aesthetically pleasing downtown with a distinct identity and high-quality image; and
- C. facilitate efficient and safe movement of people and vehicles within the downtown area.

IV. Guidelines for Preparation of the Specific Plan

Development may proceed prior to adoption of a Specific Plan by the City Council provided that it conforms with the land use, circulation, and design guidelines expressed in the Downtown Revitalization Plan. The Specific Plan shall be prepared pursuant to the requirement of Sections 65450, et seq., of the State Government Code. In addition to the requirements of State law, the Specific Plan shall incorporate the following provisions from the Downtown Revitalization Plan.

A. Land Use—

The Specific Plan shall provide space for office, hotel, restaurant, and specialty retail development. In addition, high- and very-high-density residential areas shall be permitted. Grand Avenue between Maple and Juniper shall be revitalized to be the retail core. This retail core shall be linked with the Civic/Cultural Center to define a high-intensity activity center.



SPA #9

B. Design Considerations—

It shall be the intent of the Specific Plan to create a strong pedestrian circulation, open space, and architectural linkage between the Civic/Cultural Center and the retail activity along Grand Avenue. Landscaping and facade guidelines shall be included to upgrade the visual appearance of the streetscape, to introduce a high quality level of amenities, and to create pleasant parking areas and walkways. Such enhancements shall respect the City's heritage and the value of its historically significant buildings.

C. Traffic Circulation—

The Specific Plan shall identify improvements to the downtown street network to address the need to improve flows at the east end of downtown, improve the link between the Grand Avenue retail core and the Civic/Cultural Center, increase parking supply and enhance pedestrian access to businesses, facilitate traffic through downtown on Valley and Second, and facilitate service access as required.

SPECIFIC PLANNING AREA #10

I. Location

Specific Planning Area (SPA) #10 consists of approximately 83 acres located in the northern portion of Escondido. The SPA is bounded on the north by North Avenue, on the west by North Broadway and Reidy Creek, on the northwest by County of San Diego, and on the south by Rincon Avenue.

II. Site Description

The SPA consists mainly of relatively flat terrain served by North Broadway and Rincon Avenue. Reidy Creek, a major natural drainage course, runs along the western boundary of the SPA.

III. Anticipated Project

The SPA objective is a senior adult occupancy planned community consisting of a maximum of 350 homes and a recreational facility. The SPA is the second and final phase of the Leisure Oaks Project (the "Project"). The SPA may also include a pitch and putt golf course on approximately 17 to 22 acres for use by the residents and their guests. Major features of the Project are the Reidy Creek Environmental Channel and the open space, which provide enhanced habitat, landscaped and passive/active recreational areas.

Phase 1 of the Project (the southwest portion of the Project) and the Reidy Creek Environmental Channel have been processed through the Planned Development procedures, and are not part of the SPA.

IV. Guidelines for Preparation of the Specific Plan

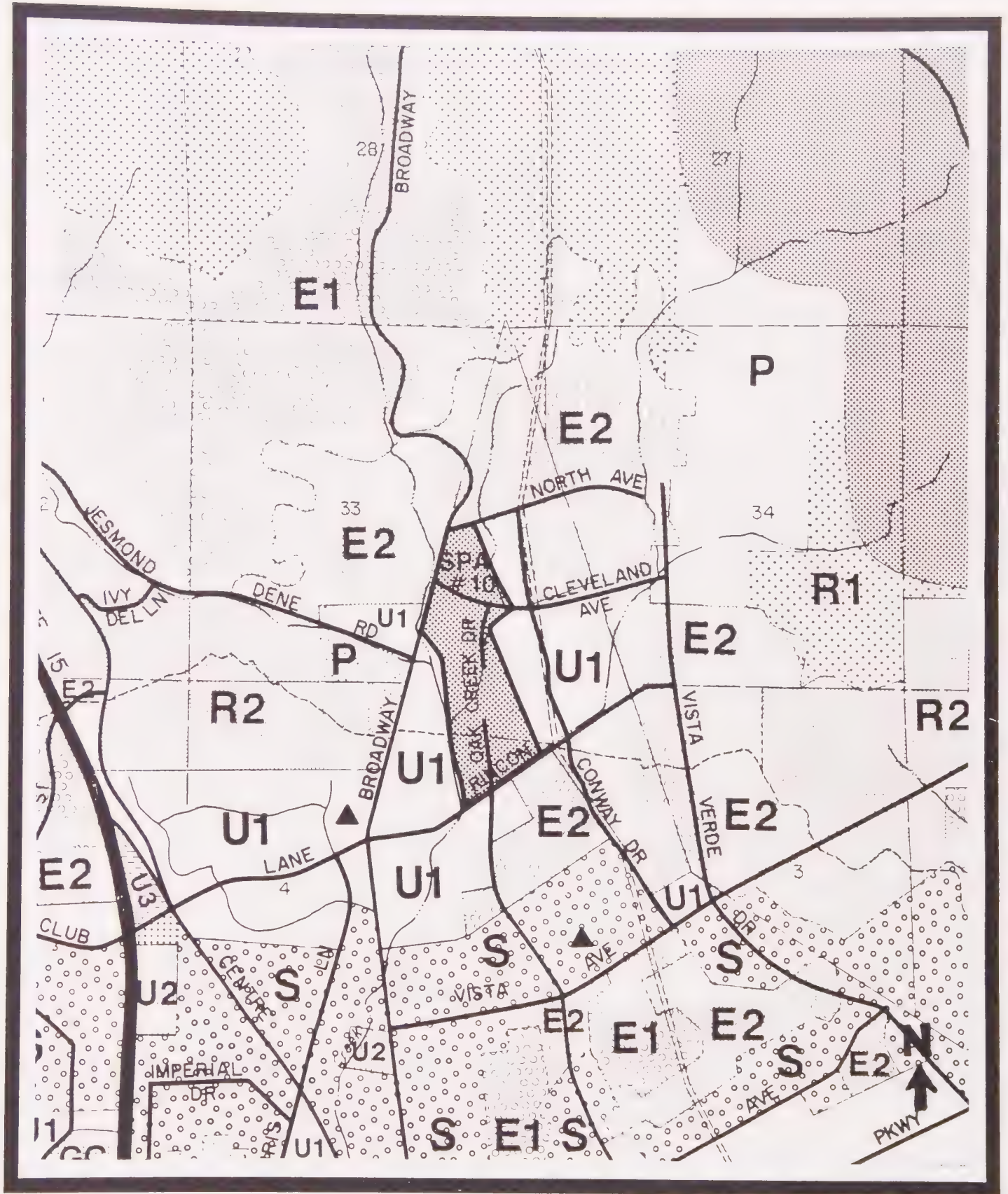
Development of the SPA may proceed following adoption of a Specific Plan and the Subarea Facilities Plan for the North Broadway Neighborhood ("Subarea Facilities Plan"). The Specific Plan shall be prepared pursuant to the requirements of Sections 6450, et seq., of the California Government Code. Criteria which may be more fully addressed by the Specific Plan include:

A. Land Use:

The Specific Plan shall provide for up to 350 single-family residences for senior adult occupancy only.

B. Density:

Factors which will determine the actual density include, but are not limited to, environmental constraints, site design, requirements for road dedications, internal and external land compatibility issues, and slopes.



SPA #10

C. Design:

Homes adjoining North Broadway, Rincon Avenue, and North Avenue will be one story (inclusive of one-story homes with lofts). Lots adjoining North Broadway and Rincon Avenue will be a minimum depth of 95 feet. Setbacks from the garage to the property line shall be approximately 18 feet for all units. Front yard setbacks for other than garages can be up to 8 feet from property lines. Side and rear yard setbacks of 5 and 10 feet, respectively, are acceptable.

Minimum lot sizes will be 4,400 square feet. Paseos (meandering greenbelt, open areas) shall be approximately 30 feet wide, and a buffer of 50 feet (including street) will be provided between homes and the top of the Reidy Creek Environmental Channel.

D. Open Space:

A significant portion of Jesmond Dene Park west of the Project has already been dedicated to Escondido as a result of this development. The focal point of the open space for this SPA is anticipated to be a 9-hole private pitch and putt golf course. Additional landscaped greenbelts will be included in the Specific Plan too separate homes from the Reidy Creek Environmental Channel. A meandering paseo system throughout the development will also provide open space with enhanced landscape treatment.

E. Landscaping:

The existing aesthetic qualities of this site are to be enhanced by means of a master landscaping plan for the front yards, the paseos and peripheral open space.

F. Phasing Program for Public Utilities:

Extensive public improvements are required for the development of this SPA. The Specific Plan shall provide for the preparation of the Subarea Facilities Plan pursuant to pertinent provisions of the Growth Management Element, which will include a comprehensive analysis of and phasing program for public facilities for the SPA and the North Broadway Neighborhood. The Specific Plan can be adopted prior to the implementation of the Facilities Plan. Requirements which may be more specifically addressed by the Facilities Plan include, but are not limited to, the following:

1. Streets.

The Facilities Plan shall address those streets designated on the Circulation Element. Depending upon the final approved site plan, the construction of Cleveland Avenue (designated as a Future Roadway on the Circulation Element) may be deleted as unnecessary in the discretion of the City Engineer. Improvements to Rincon Avenue and North Broadway may be initiated following approval of necessary plans and prior to Final Map approval.

2. Sewer and Water Facilities.

As projected by the City's Master Plan or any amendment thereof. Additionally, the development of the SPA must include an investigation into the feasibility of installing an on-site water reclamation facility for use in the development's sewage system and for maintenance of the development's common and public open areas.

G. Additional Facilities/Programs:

1. Recycling Program.

The development will include a centralized recycling collection facility on the site, subject to approval by Escondido City Staff.

2. Shuttle System.

A mini-van shuttle service for the residents of the development shall be provided to the satisfaction of Escondido City staff.

3. Transit Facilities.

North County Transit District will be consulted for the purpose of coordinating the project's site design with any presently planned transit facilities.

4. Air Quality Mitigation Program.

The ultimate development of the SPA shall include the investigation of a program, designed to Escondido City staff's satisfaction, for the mitigation of the air quality impact created by the project. This program may include on-site and/or off-site measures.

5. North Broadway Neighborhood Subarea Facilities Plan.

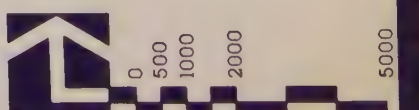
Development of the SPA will comply with the North Broadway Neighborhood Subarea Facilities Plan.

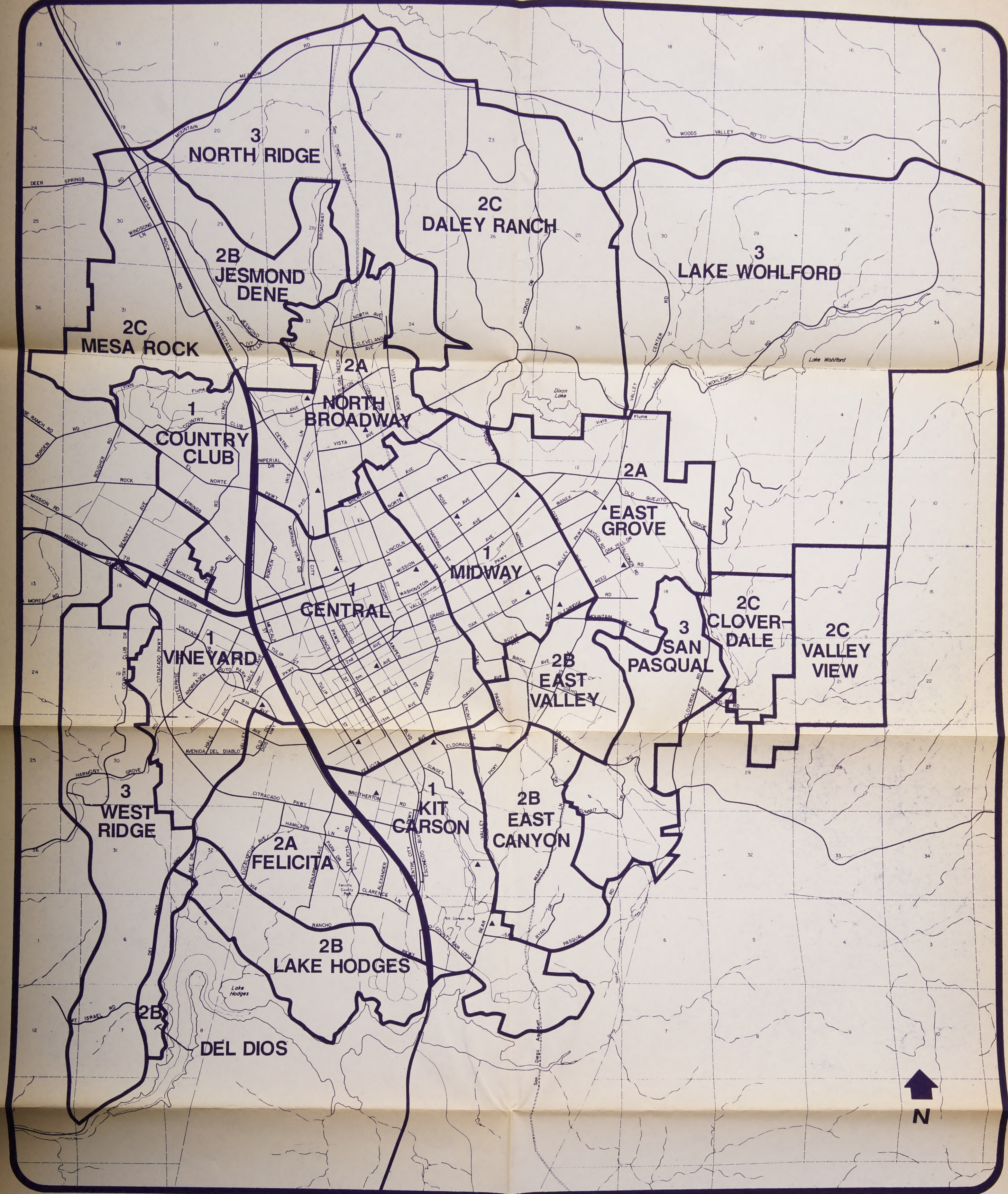


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|--------------------|------------------------|------------------------------|
| Public Lands/Parks | Urban I | Planned Commercial |
| Rural I | Urban II | General Commercial |
| Rural II | Urban III | Office |
| Estate I | Urban IV | Planned Industrial |
| Estate II | Specific Planning Area | General Industrial |
| Suburban | School Site | Planned Commercial/Mixed Use |

NOTE:
Environmentally constrained or sensitive lands (i.e. natural floodways, steep slopes, stream courses, etc.) may substantially reduce densities and maximum development potentials. The General Plan Text should be consulted in determining the ultimate development potential for individual properties.

CITY OF ESCONDIDO GENERAL PLAN





ESCONDIDO GENERAL PLAN PROGRAM

TIER DESIGNATIONS

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